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Aveton Gifford Neighbourhood Plan

Site Assessment Report

Aveton Gifford Neighbourhood Plan Steering Group

14th March 2017

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Acronyms

AONB	Area of Outstanding Natural Beauty
DCLG	Department for Communities and Local Government
DPD	Development Plan Document
JLP	Joint Local Plan
LPD	Local Plan Document
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guidance
SHLAA	Strategic Housing Land Availability Assessment

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Executive Summary

AECOM has been commissioned to undertake an independent site assessment for the Aveton Gifford Neighbourhood Plan on behalf of the Aveton Gifford Neighbourhood Plan Steering Group.

The Aveton Gifford 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 housing for inclusion in the Neighbourhood Plan.

The Local Planning Authority for the Neighbourhood Plan area is South Hams District Council. South Hams District Council are working with Plymouth City Council and West Devon Borough Council to produce a single Joint Local Plan (JLP), known as the Plymouth and South West Devon JLP¹. The emerging JLP will supersede the South Hams Local Development Framework and will set out the overarching strategy for the area, setting out where broadly development will take place, what areas should be protected and how the area will change through to the year 2034. The draft JLP indicates that the Aveton Gifford Neighbourhood Plan area has the potential to accommodate around ten extra dwellings over the plan period.

In addition to allocating sufficient land to meet the numbers proposed in the draft JLP, the Aveton Gifford Neighbourhood Plan Steering Group are keen to take a proactive approach to development in the Neighbourhood Plan area to secure additional community infrastructure, protect and enhance the natural environment and open spaces, and ultimately support the vitality of the village.

In the context of the above, the purpose of the site assessment is therefore to produce a clear appraisal of the suitability of each of the sites available for potential housing development within the Aveton Gifford Neighbourhood Plan area.

Sites considered through the appraisal

Twelve sites have been considered through the site assessment, listed below in Table 1.1. The location the sites is presented in Figure 1.2.

Following the completion of the site assessment, it is considered that two sites are most appropriate for shortlisting by the Aveton Gifford Neighbourhood Plan Steering Group for taking forward for housing through the Aveton Gifford Neighbourhood Plan. This is due to the suitability of the sites to deliver housing, their location and accessibility, their availability, and the limited number of environmental constraints present (see Table 1.1).

In addition to these sites, five further sites are potentially suitable for taking forward for the purposes of the Neighbourhood Plan. However, these sites have more significant constraints which would need to be addressed prior to allocation.

¹ South Hams District Council (2017): Joint Local Plan February/March 2017', [online] available to access via: <<http://old.southhams.gov.uk/jointlocalplan>> last accessed [08/03/17]

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Table 1.1: Sites considered within the appraisal and their suitability for the purposes of the Neighbourhood Plan

Name	Size	Appropriate for taking forward for the purposes of the Neighbourhood Plan?
Site 1: Land adjacent to Little Court	0.33 ha	No – Significant constraints existing, including relating to landscape character, flood risk, biodiversity value and access issues.
Site 2: Barnfield	1.3 ha	Potentially – the south eastern section of the site is considered as a suitable potential location for small scale development, providing it complements existing character, is sensitive to the ecological value of the area and is not within the areas of site with flood risk issues
Site 3: Churchfield	0.46 ha	Potentially – Development would be most suited to the north eastern section of the site; however, development would need to be sensitive to the landscape character and setting of the location.
Site 4: Homefield	0.24 ha	Potentially – the eastern section of the site is considered as a suitable potential location for small scale development, providing it relates well to the landform and valley setting and appropriately addresses access requirements
Site 5; Land between Court Barton Garden and Pulley's Close	0.25 ha	Yes – development at the site would be accessible to the highway network, local services and amenities. With few constraints, it would also relate well to surrounding uses.
Site 6: Land between The Hive Pre-School and Bakers Hill	0.19 ha	Yes – development at the site would relate well to surrounding uses, and would have good accessibility to the highway network, local services and amenities.
Site 7: Land to the east of The Hive Pre-School	1.47 ha	<p>Potentially – significant landscape and historic environment constraints are present in the south eastern section of the site, with this area considered unsuitable for development.</p> <p>The north western section of the site is less visible, is located adjacent to the eastern part of the village and has good accessibility from the highway network. For these reasons, this section of the site is considered as a potentially suitable location for development.</p>

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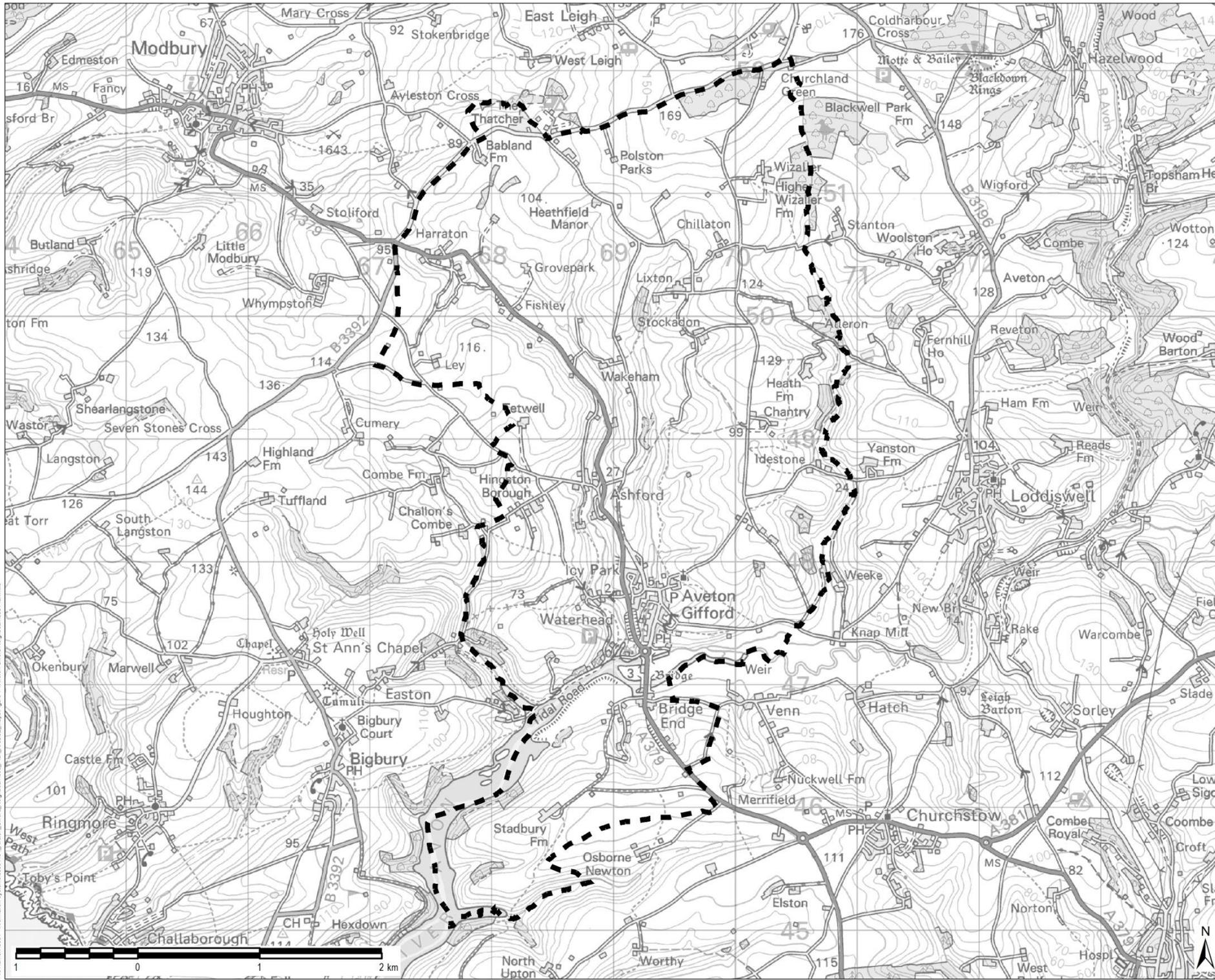
Name	Size	Appropriate for taking forward for the purposes of the Neighbourhood Plan?
Site 8: Large Agricultural Field to the east of St Andrew's Church	10.1 ha	No – the site has significant landscape and historic environment constraints, with the character of the South Devon AONB and the setting of St Andrew's Church and Aveton Gifford Conservation Area likely to be negatively impacted by development. Additionally, the site is located outside of the existing village, with development disjointing the setting of the village.
Site 9: Land to the north of Mill Lane	1.76 ha	No – although the site is a sufficient size to deliver a significant number of dwellings, there are key constraints concerning accessibility, topography, the setting of the village, landscape character and sensitivity.
Site 10: Land between the River Avon, sewage works and car park	0.8 ha	No – development on the site would comprise a significant extension of Aveton Gifford across the A379. The northern section of the site has notable landscape constraints, with high sensitivity to changes in character from development. The southern section of the site is constrained by the possible ecological significance of the woodland corridor.
Site 11: Cricket Club Field when	1.62 ha	Potentially – the site is appropriate for taking forward for the purposes of the Neighbourhood Plan if the issue of the loss of this key community facility can be overcome.
Site 12: Land at the south east corner of Icy Park	0.41 ha	No – the site has been established as a formal recreational space, with benches, a play park and a footpath connecting residents to the village and has ecological significance. Access difficulties and topographical constraints present additional barriers to development.

Next steps

Sites to be taken forward for the purpose of the Neighbourhood Plan will be considered and chosen by the Aveton Gifford 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, South Hams District Council and other stakeholders.



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- Aveton Gifford
- Neighbourhood Plan Area

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FINAL

Client
AVETON GIFFORD NEIGHBOURHOOD PLAN STEERING GROUP

Project Title
SITE ASSESSMENT FOR THE AVETON GIFFORD NEIGHBOURHOOD PLAN

Drawing Title
AVETON GIFFORD NEIGHBOURHOOD PLAN AREA

Drawn SJ	Checked BB	Approved NCB	Date 15/03/2017
AECOM Internal Project No. 60472167		Scale @ A4 1:40,000	

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Drawing Number
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1. Introduction

1.1 Background

AECOM has been commissioned to undertake an independent site appraisal for the Aveton Gifford Neighbourhood Plan on behalf of Aveton Gifford Parish Council. The work undertaken was agreed with the Parish Council and the Department for Communities and Local Government (DCLG) in November 2016.

The Aveton Gifford Neighbourhood Plan Steering Group have made good progress in undertaking the initial stages of preparation for the Neighbourhood Plan, and are now looking to ensure that key aspects of its proposals will be robust and defensible. In this context, the Parish Council have asked AECOM to undertake an independent and objective assessment of the sites that are available for housing for inclusion in the Neighbourhood Plan.

The Neighbourhood Plan, which will cover the parish area of Aveton Gifford (see Figure 1.1 above), is being prepared in the context of the emerging Plymouth and South West Devon Joint Local Plan (JLP)². The JLP will replace the 'Rural Areas Site Allocations Development Plan Document (DPD)' (adopted in February 2011), which is part of a number of planning documents comprising the existing Local Development Framework (LDF) for South Hams.

The purpose of the site appraisal is therefore to produce a clear assessment as to whether the identified sites are suitable, available and viable for housing development. 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.

1.2 Local Plan context for the Neighbourhood Plan

The Neighbourhood Plan is being prepared in the context of the emerging Plymouth and South West Devon JLP, which will supersede the LDF and cover the time period up until the year 2034. The JLP will set out the overarching strategy for the area, setting out where development will take place, what areas should be protected and how the area will change. It brings together previous work that has already been carried out by the three councils on South Hams 'Our Plan', West Devon's 'Our Plan' and the Plymouth Plan³.

The draft JLP outlines a spatial strategy for Plymouth and South West Devon through setting out provisions for the Plymouth Policy Area and the Thriving Towns and Villages Policy Area. The Aveton Gifford Neighbourhood Plan is within the latter area.

Strategic Objective S09 within the draft JLP aims to enable the development of new homes, jobs and community infrastructure sufficient to meet the local needs of the sustainable villages identified within the areas covered in the JLP, including Aveton Gifford. Policy TTV30 supports this strategic objective, aiming to empower local residents to create strong and sustainable communities, with the preparation of Neighbourhood Plans as a means of identifying local development needs within the villages

Notably, the latest JLP does not identify sites for development within the villages defined as 'sustainable villages', including Aveton Gifford, but takes an approach which aims to enable development to come forward in these villages which reflects their sustainability and will respond to local needs. Through this approach, it seeks to achieve a balance so that development maintains and improves the viability of the villages whilst also being of an appropriate scale – respecting their

² Plymouth City Council (2017): 'Plymouth and South West Devon Joint Local Plan – Draft', [online] available to download via: <<http://web.plymouth.gov.uk/plymouthplan>> last accessed [08/03/17]

³ Plymouth and South West Devon (2016): 'Joint Local Plan Newsletter – July 2016', [online] available to access via: <<https://content.govdelivery.com/accounts/UKSWDEVON/bulletins/152f75e>> last accessed [08/03/17]

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character and in particular, any landscape designations such as Areas of Outstanding Natural Beauty (AONB).

As such, the draft JLP indicates that the Aveton Gifford Neighbourhood Plan area has the potential to accommodate around ten extra dwellings over the plan period, in order to limit the potential impact on the sensitive South Devon AONB landscape which partly covers the Neighbourhood Plan area.

1.3 Sites considered through the site appraisal

In addition to allocating sufficient land to meet the numbers presented in the draft JLP for Plymouth and South West Devon, the Aveton Gifford Neighbourhood Plan Steering Group are keen to take a proactive approach to development in the Neighbourhood Plan area to secure additional community infrastructure, protect and enhance the natural environment and open spaces, and ultimately support the vitality of the village. This reflects the outcomes of consultation initiated during earlier stages of development of the Aveton Gifford Neighbourhood Plan⁴, including through a public consultation in February 2016 and housing needs survey in October 2016.

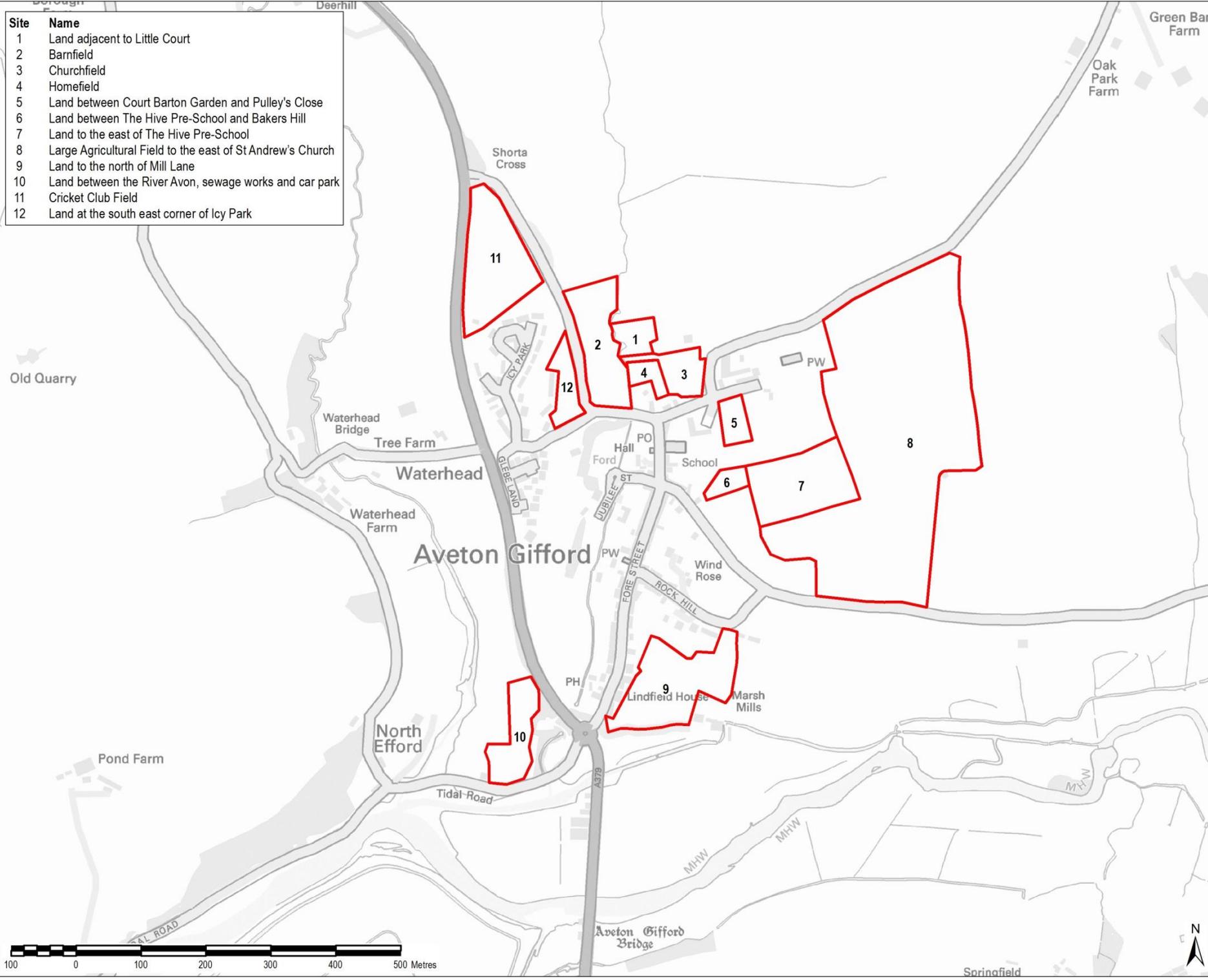
To help deliver these further aspirations, the Neighbourhood Plan Steering Group were offered technical support to consider potential sites within the Aveton Gifford Neighbourhood Plan area which have been offered up by landowners as appropriate for development.

These were chosen on the basis of a 'Call for Sites' undertaken by Aveton Gifford in the latter part of 2016. The Call for Sites aimed to reach landowners and/or developers who may have an interest in developing land within the Neighbourhood Plan area for all uses and was supported by notices circulated by email, letter, and on the parish's website.

This process resulted in twelve sites being taken forward for the purposes of the site appraisal process, listed overleaf, with their location within the Neighbourhood Plan area shown in Figure 1.2.

Name	Size
Site 1: Land adjacent to Little Court	0.33 ha
Site 2: Barnfield	1.3 ha
Site 3: Churchfield	0.46 ha
Site 4: Homefield	0.24 ha
Site 5: Land between Court Barton Garden and Pulley's Close	0.33 ha
Site 6: Land between The Hive Pre-School and Bakers Hill	0.19 ha
Site 7: Land to the east of The Hive Pre-School	1.47 ha
Site 8: Large Agricultural Field to the east of St Andrew's Church	10.1 ha
Site 9: Land to the north of Mill Lane	1.77 ha
Site 10: Land between the River Avon, sewage works and car park	0.8 ha
Site 11: Cricket Club Field	1.62 ha
Site 12: Land at the south east corner of Icy Park	0.41 ha

⁴ Aveton Gifford Community Website (2017): 'Neighbourhood Plan: Home', [online] available to access via: <<http://www.aveton-gifford.co.uk/neighbourhood-plan/home/>> last accessed [08/03/17]



Site	Name
1	Land adjacent to Little Court
2	Barnfield
3	Churchfield
4	Homefield
5	Land between Court Barton Garden and Pulley's Close
6	Land between The Hive Pre-School and Bakers Hill
7	Land to the east of The Hive Pre-School
8	Large Agricultural Field to the east of St Andrew's Church
9	Land to the north of Mill Lane
10	Land between the River Avon, sewage works and car park
11	Cricket Club Field
12	Land at the south east corner of Icy Park

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Project Title
SITE ASSESSMENT FOR THE AVETON GIFFORD NEIGHBOURHOOD PLAN

Drawing Title
SITES CONSIDERED THROUGH THE SITE ASSESSMENT FOR THE AVETON GIFFORD NEIGHBOURHOOD PLAN

Drawn SJ	Checked BB	Approved NCB	Date 13/03/2017
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2. Methodology for the site appraisal

2.1 Introduction

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.

The approach undertaken to the site appraisal is based primarily on the Government's National Planning Practice Guidance (NPPG) (Housing and Economic Assessment of Land Availability)⁵ published in 2014 with ongoing updates, which contains guidance on the assessment of land availability and the production of a Strategic Housing Land Availability Assessment (SHLAA) as part of a local authority's evidence base for a Local Plan.

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.

In this context, the methodology for carrying out the site appraisal is presented below.

2.2 Task 1: Development of site assessment pro-forma

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.

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.

⁵ 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]

2.3 Task 2: Initial desk study

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).

2.4 Task 3: Site visit

After the completion of the initial desk study, a site visit to the Neighbourhood Plan area was undertaken by two members of the AECOM Neighbourhood Planning team on Friday 24th February 2017. The purpose of the site visit 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.

2.5 Task 4: Consolidation of results

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.

Section 4 of this report present a summary of the site appraisals for each of the twelve sites in the Neighbourhood Plan area, with the completed pro-forma for each site available to view in Appendix 1.

3. Indicative housing capacity

The indicative housing capacity for each of the sites has been calculated utilising the methodology outlined below.

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).

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

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 (i.e. its location within a flood zone, or topographical barriers).

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

Name	Size	Indicative Number of Dwellings
Site 1: Land adjacent to Little Court	0.33 ha	8
Site 2: Barnfield	1.3 ha	31
Site 3: Churchfield	0.46 ha	11
Site 4: Homefield	0.24 ha	6
Site 5: Land between Court Barton Garden and Pulley's Close	0.25 ha	6
Site 6: Land between The Hive Pre-School and Bakers Hill	0.19 ha	5
Site 7: Land to the east of The Hive Pre-School	1.47 ha	35
Site 8: Large Agricultural Field to the east of St Andrew's Church	10.1 ha	151
Site 9: Land to the north of Mill Lane	1.76 ha	42
Site 10: Land between the River Avon, sewage works and car park	0.8 ha	21
Site 11: Cricket Club Field	1.62 ha	38
Site 12: Land at the south east corner of Icy Park	0.41 ha	9

4. Summary of site appraisals: Aveton Gifford

4.1 Site 1: Land adjacent to Little Court



Site Development Potential

Land adjacent to Little Court is approximately 0.33 ha in size and has the potential to deliver eight dwellings. Currently, the site is greenfield land which was recently used for pasture purposes.

Topographically, the site gently slopes east to west towards Parson's Brook (shown in the left and central images above).

Key Constraints

In terms of location, the site is outside of the existing boundary of the village and development would not compliment the surrounding character of the area, with long views to the north over the valley (shown in the image on the right, above).

Access to the site is difficult. There is an existing entry point to the north via a track passing Little Court suitable for vehicles. However it does not currently extend to the site, and access to the site would be via a steep slope.

The western section of the site is a wetland area and is within a floodplain, with this land located within Flood Zone 3. This reduces the potential capacity for development, constraining dwellings to the eastern section of the site.

There is a woodland corridor extending north from the site into the valley of the River Avon. This corridor is likely to be important from an ecological perspective, containing a number of mature trees which are potentially suitable for species of bats and birds, and connecting to hedgerows and agricultural land which are viable feeding grounds.

Recommendations

Currently, the existing access to the site is insufficient for future development, and would likely affect the viability of development. Further key constraints concern landscape character, and the biodiversity value of parts of the site.

For these reasons, the site is not considered as an appropriate location for the allocation of development for the purposes of the Neighbourhood Plan.

4.2 Site 2: Barnfield



Site Development Potential

Barnfield is approximately 1.3 ha in size and has the potential to deliver 31 dwellings. Currently, the site is greenfield land used as pasture for grazing animals.

The site has access to the key route into the village from the north and there is potential to establish an entry point at the southern site boundary.

Topographically, the site rises to the north and is fairly steep in the northern section. The land gently slopes towards the south eastern section, which is fairly flat (shown in the image above).

Additionally, the site is within walking distance to Fore Street (approximately 250 m), with access to the local post office, village shop, primary school and a bus stop with regular services to Kingsbridge.

Key Constraints

In terms of location, the site adjoins the built-up part of the village and development (at the northern section of Aveton Gifford). However, as the site currently provides an open aspect from the village, and as such new development at this location would affect local landscape and villagescape character. The site also borders the South Devon AONB, with likely impacts on views from the AONB. Development on the south eastern part of the site is likely to have fewer impacts on character.

A number of mature trees are located along the eastern and western site boundaries, with sensitivity from a biological perspective. Along the eastern boundary, these trees form part of a woodland corridor extending to the north along Parson's Brook, providing connecting habitats for possible species of bats and birds to hedgerows and farmland, which are viable feeding grounds.

The eastern boundary of the site is located next to Parson's Brook and is within a flood zone. This part of the site is unlikely to be suitable for housing.

Recommendations

Barnfield is within a suitable location for development, with good access to local amenities and existing connections to the highway network. Key constraints concern potential effects on landscape and villagescape character and the relative biodiversity value of parts of the site, and flood risk issues on the lower parts of the site.

For these reasons, parts of the south eastern section of the site are considered as a suitable potential location for small scale development for the purposes of the Neighbourhood Plan, providing it

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complements existing character, is sensitive to the ecological value of the area and is not within the areas of site with flood risk issues.

4.3 Site 3: Churchfield



Site Development Potential

Churchfield is approximately 0.46 ha in size and has the potential to deliver eleven dwellings. Currently, the site is greenfield land which has recently been unused for agricultural purposes.

Existing access to the site is currently unsuitable for vehicles, however there is potential to create an entry point to the north eastern section of the site, via a track located directly adjacent to the track leading to Little Court (shown in the image on the left, above).

Topographically, the north eastern section of the site is flat, with a steep slope down to the southern and western sections of the site. The site is situated in the northern part of the village, within the built-up part of the village.

Previous planning applications for the erection of dwellings directly north of adjoining Little Court have been accepted

Key Constraints

The trees bordering the northern boundary extend to Parson's Brook to the west and join a woodland corridor which extends north into the valley towards a network of hedgerows and fields. As such they are part of the area's ecological network.

Although the site is within 400m walking distance to local amenities, with a post office, village shop, Aveton Gifford Church of England Primary School and the Rectory Lawn recreational area accessed via Fore Street, there are currently no footpaths to the village centre from the site.

Churchfield is sensitive from a landscape character perspective, with long views over the Avon Valley, village and South Devon AONB. The site is also visible from the AONB due to its elevated location within the village.

Recommendations

Development at the site would create additional dwellings within the existing built-up part of Aveton Gifford close to village amenities.

Key constraints concern the steep topography on the southern part of the site and the biodiversity value to the west of the site. In this context development would be most suited to the north eastern section of the site, directly adjacent to Little Court, however, development would need to be sensitive to the landscape character and setting of the location.

4.4 Site 4: Homefield



Site Development Potential

Homefield is 0.24 ha in size and has the potential to deliver six dwellings. Currently, the site comprises a private garden and parkland area.

Topographically, the land slopes east to west towards Parson's Brook (shown in the image to the left, above). The site is situated in the northern part of Aveton Gifford and is adjacent to the built up part of the village.

The likely entrance to the site will be via a driveway joining Fore Street, with easy access to the local post office, village shop, primary school and a bus stop with regular services to neighbouring towns.

Key Constraints

The landscape character and setting of the site is sensitive, with parts of the site having medium/long views over the Avon Valley and the village, and being visible from the South Devon AONB. There are some views into the site from surrounding residential areas, particularly from Icy Park to the west of the site (observed in the image to the right, above), however, the mature trees potentially provide screening during the summer months.

Semi-mature trees border the eastern boundary, which are of biodiversity value.

The site is reachable from the highway network, with a driveway extending along the southern boundary of the site. However, an extension of this driveway would be necessary to accommodate development and directly connect the site to the highway network.

Land within the western section of the site is within Flood Zone 3, with Parson's Brook providing the boundary of the site. Whilst historic flooding of neighbouring properties has taken place, this was due to poor design of culverting, and flood events have not taken place since remediation works were undertaken approximately three years ago.

The site borders the Aveton Gifford Conservation Area to the south, with a Grade II listed building located approximately 20m south east of the site.

Recommendations

Key constraints concern the sensitive landscape/villagescape character and setting of the site, and potential flood risk issues.

For these reasons, the eastern section of the site is considered as a suitable potential location for small scale development for the purposes of the Neighbourhood Plan, providing it relates well to the landform and valley setting and appropriately addresses access requirements.

4.5 Site 5: Land between Court Barton Garden and Pulley's Close



Site Development Potential

The land between Court Barton Garden and Pulley's Close is approximately 0.25 ha in size and has the potential to deliver six dwellings. Currently, the site is an unused greenfield land located in the north eastern section of Aveton Gifford, within the settlement boundary.

Access to the site is achievable from the existing highway network, with an entry point to the north eastern section of the site via the road leading to Pulley's Close. Additionally, the track bordering the western site boundary has the potential to create an additional entry point to the south.

Topographically, the land is very gently sloping from the north to the south of the site. Geographically, the site is fairly screened from view by the surrounding trees and residential properties on Pulley's Close.

The site is within 400m proximity to the northern entrance to Fore Street, with access to the local post office, village shop, primary school and a bus stop with regular services to neighbouring towns. Furthermore, The Hive Pre-School is directly south of the site and there is a play park bordering the eastern boundary in Court Barton Garden (shown in the image to the left, above).

In terms of landscape sensitivity, the site is located outside of the South Devon AONB boundary and is well screened.

Key Constraints

From a historic environment perspective, the Grade II* listed Church of St Andrew can be seen from site. However, the glebe of the Church is not visible and any ground level views into the site from the church are likely to be screened by trees.

There is a small brook located along the southern site boundary. Nevertheless, the site is not located within a flood risk zone.

Neighbouring residents have views onto the site. However, these are fairly short views from small windows on the side of their properties.

Recommendations

Development would complement the existing residential uses at Pulley's Close, located directly to the west of the site, and would have good accessibility to the highway network, local services and amenities. Furthermore, given the site is currently unused, there is potential to enhance local villagescape character and views of the Church of St Andrew.

As such the land between Court Barton Garden and Pulley's Close is considered an appropriate for taking forward for the purposes of the Neighbourhood Plan.

4.6 Site 6: Land between The Hive Pre-School and Bakers Hill



Site Development Potential

The land between The Hive Pre-School and Bakers Hill is approximately 0.19 ha in size and has the potential to deliver five dwellings. Currently, the site is an unused greenfield located at the eastern boundary of Aveton Gifford, directly adjacent to the built-up area.

Current access is achievable from the existing highway network, via a track extending south from Pulley's Close, passing The Hive Pre-School and into the north eastern section of the site.

Topographically, the majority of the site is fairly flat (shown in the image above), with a gentle slope to the west.

Additionally, the site is within 400 m proximity to the northern entrance to Fore Street, with access to the local post office, village shop, primary school and a bus stop with regular services to neighbouring towns. Furthermore, The Hive Pre-School is at the north eastern site boundary.

In terms of landscape sensitivity, the site is outside of the South Devon AONB boundary.

Key Constraints

Two properties located along Bakers Hill back onto the site, with residents able to view the site from their gardens or rear windows.

Recommendations

Development within the site would serve as an extension to the eastern built up part of Aveton Gifford, and have good accessibility to the highway network, local services and amenities. High quality design and layout of new development would also potentially complement the setting of the village.

As such it is considered that the site is appropriate for taking forward for the purposes of the Neighbourhood Plan.

4.7 Site 7: Land to the east of The Hive Pre-School



Site Development Potential

The land to the east of The Hive Pre-School is approximately 1.47 ha in size and has the potential to deliver in the region of 35 dwellings. Currently, the site is grazed by horses, with a paddock area in the north western section of the site (shown in the image to the left, above).

Current access is achievable from the existing highway network, via a track extending south from Pulley's Close, passing The Hive Pre-School and into the north western section of the site.

Topographically, there is a fairly steep slope from the south eastern section to the north western section of the site, where the land then flattens. The site is outside of the eastern boundary of Aveton Gifford, bordered by agricultural fields to the north and east.

The site is within 400 m proximity to the northern entrance to Fore Street, with access to the local post office, village shop, primary school and a bus stop with regular services to neighbouring towns. Furthermore, The Hive Pre-School is at the north western site boundary.

A previous planning application for the construction of a single detached dwelling was granted conditional approved in August 2016.

Key Constraints

From a landscape perspective, the character and setting of the south eastern section of the site is highly sensitive, with long views over the Avon Valley, village and South Devon AONB to the west due to its elevated topography. Additionally, there are views in from the Grade II* historically listed Church of St Andrew, located to the north of the site. Development on the flatter and lower elevations on the north western section of the site would lead to less significant effects.

Although the site itself is of limited biological value, the hedgerows and trees bordering the southern boundary extend to a wider network of hedgerows and farmland to the east of the site, which is a suitable feeding area for birds and bats.

Recommendations

There are significant landscape and historical environment constraints in the south eastern section of the site, with this area considered unsuitable for development. Additionally, this section of the site is approximately 50m outside of the eastern boundary of Aveton Gifford, and would not complement the setting of the village.

The north western section of the site is less visible, is located adjacent to the eastern part of the village and has good accessibility from the highway network. For these reasons, this section of the site is considered as a potentially suitable location for development for the purposes of the Neighbourhood Plan.

4.8 Site 8: Large Agricultural Field to the east of St Andrew's Church



Site Development Potential

The Large Agricultural Field to the east of St Andrew's Church is approximately 10.1 ha in size and has the potential to deliver in the region of 150 dwellings. Currently, the site is arable farmland.

Access to the site is achievable from the existing highway network, including via the dirt-track at the north eastern corner of the site via Church Lane. Additionally, there is potential access for vehicles to the southern section of the site via Bakers Hill.

The site has a varied topography, with a bowl of land sloping east to west in the northern section of the site (shown in the top left image), and the southern section of the site sloping north to south.

Key Constraints

The site is largely separated from the rest of the village and new development would comprise be a contrast to the surrounding land uses.

The site has long views over the Avon Valley, River Avon estuary, Aveton Gifford and South Devon AONB (shown in the lower left and lower right images above). The landscape character provided by the site is highly sensitive to change.

Furthermore, the site is within the setting of the Grade II* listed Church of St Andrew (shown in the top right image, above) and Aveton Gifford Conservation Area, bordering both at the north western boundary. The Church is the focal point of the village, with long views in from the South Devon AONB.

Recommendations

Overall, the site has significant landscape and historic environment constraints, with the character of the South Devon AONB and the setting of St Andrew's Church and Aveton Gifford Conservation Area likely to be negatively impacted by development. Additionally, the site is located outside of the existing village, with development disjointing the setting of the village.

For these reasons, the Large Agricultural Field to the east of St Andrew's Church is considered to be inappropriate for taking forward for the purposes of the Neighbourhood Plan.

4.9 Site 9: Land to the north of Mill Lane



Site Development Potential

Land to the North of Mill Lane is approximately 1.76 ha in size and has the potential to deliver 42 dwellings. Currently, the site comprises grazed agricultural land (shown in the image on the right, above).

Access to the site is not achievable from the existing highways network. A planning application was submitted on the 16th November 2016 for the provision of access points from the roundabout at Mill Lane (south west corner of site) and Rock Hill (north east corner of site).

Topographically, the site is steeply sloping at the south (shown in the image on the left, above) and gently sloping in the north.

Key Constraints

The site is located within the boundary of the South Devon AONB, with long views in to the site from the Avon Estuary to the south and wider AONB to the west. Therefore, the site is located within a highly sensitive landscape, with a prominent and visible location due to its topography.

Although the site is not directly located within a flood zone, land directly south of Mill Lane (a proposed future access point) is within Flood Zone 3. Additionally, the steep topography would constrain the internal development layout and access arrangements.

At the northern site boundary there is a row of residential properties with long views out over the AONB. Future development would impact on views from these properties.

Recommendations

Although the site is a sufficient size to deliver a significant number of dwellings, there are key constraints concerning accessibility, topography, setting within the village, landscape character and sensitivity.

For these reasons, Land to the North of Mill Lane is considered as an inappropriate location for the allocation of development through the Neighbourhood Plan.

4.10 Site 10: Land between the River Avon, sewage works and car park



Site Development Potential

Land between the River Avon, sewage works and car park is approximately 0.8ha in size and has the potential to deliver 21 dwellings. Currently, the site is agricultural land used for grazing.

Access to the site is achievable from the existing highway network via two small tracks: one from the south using a turning from Tidal Road, and one from the east via the Aveton Gifford car and boat park.

Topographically, there is a steep slope in the northern half of the site (shown in the left image, above), with fairly flat land in the southern half of the site.

Key Constraints

The site is located to the west of the A379, separate from the majority of the existing built up part of Aveton Gifford (which is located to the east of this road). Therefore, development on the site would comprise a significant extension of Aveton Gifford across the A379.

From a landscape perspective, the site is within the boundary of the South Devon AONB, with long views into and out of the northern section of the site across the River Avon estuary (shown in the image on the right, above) and wider AONB. The sensitivity of the landscape character to change reduces the potential capacity for development in this part of the site, with the southern part of the site less sensitive due to the topography.

Land directly south and east of the site is located within Flood Zone 3, with Tidal Road (a current access point), regularly flooded at high tide.

There is a deciduous woodland corridor directly adjacent to the western boundary of the site, with possible significant ecological importance for birdlife, given the proximity to the Avon Estuary and South Efford Marsh to the south east. Furthermore, the absence of significant light pollution makes it a suitable home and feeding ground for bats.

Recommendations

The northern section of the site has notable landscape constraints, with high sensitivity to changes in character from development. The southern section of the site is constrained by the possible ecological significance of the woodland corridor and flood risk impacting access. Furthermore, the site is outside of the existing settlement boundary, with future development also in contrast to the surrounding land uses.

For these reasons, Land between the River Avon, sewage works and car park is not considered an appropriate location for the allocation of development for the purposes of the Neighbourhood Plan.

4.11 Site 11: Cricket Club Field



Site Development Potential

The Cricket Club Field is approximately 1.62 ha in size and has the potential to deliver 38 dwellings.

Access to the site is easily achievable from the existing highway network, with an entry point at the north eastern corner via the road leading off the A379 bypass.

Topographically, the site is mostly flat, but gently slopes towards the south western corner. Development on the site would be an extension of the northern boundary of Aveton Gifford, adjacent to the Icy Park residential area.

The site is within 800 m proximity to the northern entrance to Fore Street, with access to the local post office, village shop, primary school and a bus stop with services to neighbouring towns.

Key Constraints

Currently, the site is used for recreational purposes, hosting a number of matches during the cricket season (middle image, above). Also, the site has been used for local community events.

Although the site is located within the South Devon AONB boundary, it is fairly sheltered from short, medium and long distance views from the hedgerows which border the site. There are short views into the site from properties along the southern site boundary, but the longer views extend northward over the Avon Valley (left image, above).

The regular noise from traffic using the A379 road (directly adjacent to the western site boundary) impacts upon the tranquillity of the site, although the hedgerow does provide a buffer.

There is a Grade II listed milestone on the layby approximately 20 m to the east of the site. However development on the site would be unlikely to have significant impacts on the setting of this historical feature due to its location within a hedgerow on the far side of the road from the site.

Recommendations

The Cricket Club Field is suitable for development, given the relatively limited topographical, landscape, access and historical environment constraints listed above. Additionally, the site is not located within a flood zone and has a low biodiversity value, supporting its suitability.

However, the site is currently an important open space and a valued asset for the community. Development on this site would remove this recreational facility.

Whilst there is scope to develop the northern part of the site, retaining the cricket pitch to the south, this would potentially disjoint the setting of the village, with these properties approximately 100m outside of the northern boundary of the town.

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On this basis the site is appropriate for taking forward for the purposes of the Neighbourhood Plan if the issue of the loss of this key community facility can be overcome.

4.12 Site 12: Land at the south east corner of Icy Park



Site Development Potential

The land at the south east corner of Icy Park is approximately 0.41 ha in size and has the potential to deliver nine dwellings. Currently, the site is utilised as an informal recreational space, with benches and a play park in the northern section. The site is also within the existing settlement boundary.

Access to the site is currently not achievable from the existing highways network. There is a potential access point into the western section of the site (shown in the image on the right, above). However, this would be a conversion from its current use as a footpath into a single-track road.

Key Constraints

There is a footpath navigating through the site, allowing residents of Icy Park to access the northern section of Aveton Gifford via a steep flight of steps at the south eastern corner. This connects residents to the local amenities and services on Fore Street.

From an ecological perspective, there is a row of mature trees along the eastern site boundary providing suitable habitat for bats and birds.

Topographically, the site slopes west to east (shown in the image on the left, above), and is steeper towards the east.

The site is located within the South Devon AONB boundary, but sheltered from view by the mature trees present along the eastern boundary and the residential areas to the west.

Recommendations

Although the site adjoins an existing residential area, it has been established as a formal recreational space, with benches, a play park and a footpath connecting residents to the village. Additionally, the row of mature trees has potential ecological significance. Furthermore, the access difficulties and topographical constraints present comprise additional barriers to development.

For these reasons, the land at the south east corner of Icy Park is considered as inappropriate for taking forward for the purposes of the Neighbourhood Plan.

5. Conclusions

5.1 Conclusions and recommendations

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

5.2 Housing sites to take forward for the purposes of the Aveton Gifford Neighbourhood Plan

Following the completion of the site assessment, it is considered that two sites are most appropriate for further consideration by the Aveton Gifford Neighbourhood Plan Steering Group for taking forward for housing through the Neighbourhood Plan. This is due to the capacity of the sites to deliver housing, their location, and the limited number of constraints present at the sites (see Table 6.1).

In addition to these sites, a further five sites are potentially suitable for taking forward for the purposes of the Neighbourhood Plan (see **Table 6.1**). These sites however have constraints, including relating to environmental constraints and accessibility issues, that would need to be addressed through further investigation, as well as appropriate design and layout of development.

Table 6.1: Suitability of sites for the purposes of the Aveton Gifford Neighbourhood Plan

Name	Size	Appropriate for taking forward for the purposes of the Neighbourhood Plan?
Site1: Land adjacent to Little Court	0.33 ha	No – Significant constraints existing, including relating to landscape character, flood risk, biodiversity value and access issues.
Site 2: Barnfield	1.3 ha	Potentially – the south eastern section of the site is considered as a suitable potential location for small scale development, providing it complements existing character, is sensitive to the ecological value of the area and is not within the areas of site with flood risk issues
Site 3: Churchfield	0.46 ha	Potentially – Development would be most suited to the north eastern section of the site; however, development would need to be sensitive to the landscape character and setting of the location.
Site 4: Homefield	0.24 ha	Potentially – the eastern section of the site is considered as a suitable potential location for small scale development, providing it relates well to the landform and valley setting and appropriately addresses access requirements

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Name	Size	Appropriate for taking forward for the purposes of the Neighbourhood Plan?
Site 5: Land between Court Barton Garden and Pulley's Close	0.25 ha	Yes – development at the site would be accessible to the highway network, local services and amenities. With few constraints, it would also relate well to surrounding uses.
Site 6: Land between The Hive Pre-School and Bakers Hill	0.19 ha	Yes – development at the site would relate well to surrounding uses, and would have good accessibility to the highway network, local services and amenities.
Site 7: Land to the east of The Hive Pre-School	1.47 ha	<p>Potentially – significant landscape and historic environment constraints are present in the south eastern section of the site, with this area considered unsuitable for development.</p> <p>The north western section of the site is less visible, is located adjacent to the eastern part of the village and has good accessibility from the highway network. For these reasons, this section of the site is considered as a potentially suitable location for development.</p>
Site 8: Large Agricultural Field to the east of St Andrew's Church	10.1 ha	No – the site has significant landscape and historic environment constraints, with the character of the South Devon AONB and the setting of St Andrew's Church and Aveton Gifford Conservation Area likely to be negatively impacted by development. Additionally, the site is located outside of the existing village, with development disjointing the setting of the village.
Site 9: Land to the north of Mill Lane	1.76 ha	No – although the site is a sufficient size to deliver a significant number of dwellings, there are key constraints concerning accessibility, topography, the setting of the village, landscape character and sensitivity.
Site 10: Land between the River Avon, sewage works and car park	0.8 ha	No – development on the site would comprise a significant extension of Aveton Gifford across the A379. The northern section of the site has notable landscape constraints, with high sensitivity to changes in character from development. The southern section of the site is constrained by the possible ecological significance of the woodland corridor.

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Name	Size	Appropriate for taking forward for the purposes of the Neighbourhood Plan?
Site 11: Cricket Club Field when	1.62 ha	Potentially – the site is appropriate for taking forward for the purposes of the Neighbourhood Plan if the issue of the loss of this key community facility can be overcome.
Site 12: Land at the south east corner of Icy Park	0.41 ha	No – the site has been established as a formal recreational space, with benches, a play park and a footpath connecting residents to the village and has ecological significance. Access difficulties and topographical constraints present additional barriers to development.

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.

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.

5.3 Next steps

This report presents a proposed shortlist of sites to potentially take forward through the Neighbourhood Plan.

Sites to be taken forward for the purposes of the Neighbourhood Plan will be considered and chosen by the Aveton Gifford Neighbourhood Plan Steering Group on the basis of:

- The findings of this site appraisal;
- Responses received during consultation on proposed sites;
- The scope for the sites to meet identified infrastructure needs of the community, including through Community Infrastructure Levy contributions;
- Viability studies; and
- The extent to which the sites support the emerging 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, South Hams District Council and other stakeholders.

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Appendix A Completed site appraisal pro-forma

Site 1: Land adjacent to Little Court

1. Background information



Site location and use

Site Reference / name	Land adjacent to Little Court
Site Address	Grid Reference (middle of site): SX693478 Nearest postcode: TQ7 4LF
Current use	Agricultural
Parish Name	Aveton Gifford
Gross area (Ha) Total area of the site in hectares	0.33 ha (approximately)
SHLAA site reference (if applicable)	

Context				
Surrounding land uses	Court Barton Farm approximately 150m south east of site; Parson's Brook to the west; Site is surrounded by fields.			
Site boundaries	Parson's Brook to the west, deciduous trees to the south, fields to the north and metal free-standing sheds to the east (bordered by pine trees).			
Is the site:	Greenfield <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
Site planning history Have there been any previous applications for development on this land? What was the outcome?				

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability

Is the site within the existing built up area of the settlement?	<p>Site is located in the northern section of Aveton Gifford, outside of the existing built up area.</p> <p>The nearest built up area of the settlement is Icy Park, approximately 150m to the west of the site,</p>
How would development of this site relate to the surrounding uses?	<p>Development would be a contrast to the surrounding fields which are currently utilised for agricultural use – with Court Barton Farm approximately 150m to the south east.</p>
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	<p>Current access is inadequate for the proposed development. There is a small track approximately 100m east of site near to Court Barton Farm, however it does not reach the site.</p> <p>Possible widening and extension of track to reach the site, however this would be challenging because the track would need to encroach onto private land, and also navigate around or remove trees.</p> <p>A more suitable route to the site would be to enter from the south, but this would encroach onto private land and would depend on the landowners being happy with it.</p>
Is the site accessible from the highway network?	<p>The site is currently not accessible from the highway network.</p>

Environmental Considerations

		Observations and comments
Area of Outstanding Natural Beauty (AONB)	Likely to affect views from an AONB	Views from the Avon Estuary Walk over the valley and onto the site from the plateau down to Watershead Bridge (approximately 250m section of the route). However, this view already contains residential areas and a section of the A379. Site has possible screening from trees.
Distance to sites designated as being of European Importance¹	>800m	
Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?	No	
Distance to sites designated as being of local importance²	400-800m	South Efford Marsh Nature Reserve approximately 750m south west of site. Avon Valley County Wildlife Site located approximately 1km to the south west of site.
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc?	Yes	Woodland habitat suitable for bats – with the corridor of trees along Parson’s Brook connecting to hedgerows to the north of site. Also, the fields and farmland bordering the site will be void of significant light pollution.

¹ Special Areas of Conservation, Special Protection Areas and Ramsar Sites

² Local Nature Reserves, Sites of Nature Conservation Importance

Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	Site is adjacent to a conservation area	Aveton Gifford Conservation Area is located approximately 200m to the south east of the site.
Scheduled monument	Site is not on or adjacent to a SAM	
Registered Parks and Gardens	Site is not within or adjacent to a Registered Park and Garden	
Registered Battlefields	Site is not within or adjacent to a Registered Battlefield	
Listed buildings	Site does not contain or within the setting of a listed building	Nearest listed buildings approximately 150m to the south and north west of site. Site is sheltered from view by deciduous woodland
Archaeological features on the Historic Environment Record	<p>There are archaeologically significant designations on site</p> <p>Site is adjacent to a site of archaeological significance</p> <p>Site is not within or adjacent to a site of archaeological significance</p>	
Locally listed building	<p>Site contains a locally listed building</p> <p>Site is adjacent to, or within the setting of a locally listed building</p> <p>Site does not contain or adjoin a locally listed building</p>	

Community facilities and services		
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	400-800m	Approximately 450m to the northern section of Fore Street, with access to Post Office and village shop.
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m	Bus stop located at the northern end of Fore Street, with hourly services (roughly) to Kingsbridge via the number 3 bus
School(s)	400-800m	Aveton Gifford C of E Primary School located towards the northern extent of Fore Street, opposite the Post Office. The Hive pre-school is located approximately 50m to the south of Pulley's Close.
Open Space / recreation facilities	400-800m	The Rectory Lawn is located behind the village hall on Fore Street. Parson's Green playing ground is accessible via Jubilee Street. The Cricket Club field is located approximately 400m to the north west of the site.
Health Centre facility	>800m	Nearest health centre facilities are located in Modbury and Kingsbridge, accessible via the A379.
Cycle route	>800m	Footpath approximately 400m east of site, accessed via Jubilee Street and navigating south to the Avon Estuary Walk. Part of the National Cycle Network (Route 28: Okehampton-Plymouth) will navigate along Fore Street, although most of this route will be along roads.

Other key considerations

Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 3		Land directly adjacent to Parson's Brook is located in Flood Zone 3
Is the site affected by any of the following?	Yes	No	Comments
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services unavailable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Gentle slope east to west towards Parson's Brook.
Views in? Can the site be seen from the surrounding area? What would the impact be on views towards the site?	Views in from properties along the eastern boundary of Icy Park residential area.
Views out? Can any landmarks e.g. church spires or listed buildings be seen from the site?	There are long views extending north over the Avon Valley; Medium views extending south over Aveton Gifford; Short views extending to the west overlooking the steep slope up to the Icy Park residential area; No views to the east as pine trees provide screening.

3. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site was proposed as part of the Call for Sites for the Neighbourhood Plan
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

4. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions	
Site name/number:	Land adjacent to Little Court
Please tick a box	
The site is appropriate for development	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development	<input checked="" type="checkbox"/>
Potential housing development capacity:	8
Explanation / justification for decision to accept or discount site.	<p>Currently, the existing access to the site is insufficient for future development, and would likely affect the viability of development. Further key constraints concern landscape character, and the biodiversity value of parts of the site. For these reasons, the site is not considered as an appropriate location for the allocation of development for the purposes of the Neighbourhood Plan.</p>

Site 2: Barnfield

1. Background information



Site location and use

Site Reference / name	Barnfield
Site Address	Grid Reference (middle of site): SX692478 Nearest postcode: TQ7 4LQ
Current use	Pasture / Agricultural
Parish Name	Aveton Gifford
Gross area (Ha) Total area of the site in hectares	1.3 ha (approximately)
SHLAA site reference (if applicable)	SH_02_04_16

Context				
Surrounding land uses	Homefield Garden Flat located approximately 20m from the south eastern corner of site; Fields to the north and east of site; Residential to the west; Recreational ground to the south.			
Site boundaries	Site is bordered by mature trees and hedgerows, with Parson's Brook bordering the eastern boundary.			
Is the site:	Greenfield	Brownfield	Mixture	Unknown
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
Site planning history Have there been any previous applications for development on this land? What was the outcome?	Aveton Gifford Parish Council would like a car park to be developed on the site.			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability

Is the site within the existing built up area of the settlement?	Site is located in the northern section of Aveton Gifford at the boundary of the existing built up area. However, the site is currently open aspect so some impacts on landscape character
How would development of this site relate to the surrounding uses?	Development would complement the surrounding land uses, with the residential area of Icy Park located approximately 100m to the west of site and Fore Street approximately 100m south east. The recreational ground located to the south of the site would gain additional use by developing this site.
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	There is currently no accessible entry to the site via transport; however access could be achieved via the road to the south and west of site, although there are possible safety issues.
Is the site accessible from the highway network?	The site is currently not accessible from the highway network, but borders two roads at the southern and western site boundaries.

Environmental Considerations

		Observations and comments
Area of Outstanding Natural Beauty (AONB)	Likely to affect views from an AONB	Views from the Avon Estuary Walk over the valley and onto the site from the plateau down to Watershead Bridge (approximately 250m section of the route). However, this view already contains residential areas and a section of the A379. Site has possible screening from trees.
Distance to sites designated as being of European Importance³	>800m	
Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?	No	
Distance to sites designated as being of local importance⁴	400-800m	South Efford Marsh Nature Reserve approximately 700m south west of site. Avon Valley County Wildlife Site located approximately 1km to the south west of site.
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc?	Yes	Woodland habitat suitable for bats – with the corridor of trees along Parson’s Brook connecting to hedgerows to the north of site. Also, the fields and farmland bordering the site will be void of significant light pollution.

³ Special Areas of Conservation, Special Protection Areas and Ramsar Sites

⁴ Local Nature Reserves, Sites of Nature Conservation Importance

Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	Site is adjacent to a conservation area	Aveton Gifford Conservation Area located approximately 200m south east of site.
Scheduled monument	Site is not on or adjacent to a SAM	
Registered Parks and Gardens	Site is not within or adjacent to a Registered Park and Garden	
Registered Battlefields	Site is not within or adjacent to a Registered Battlefield	
Listed buildings	Site does not contain or within the setting of a listed building	Nearest listed buildings approximately 100m to the south east and north west of site. Site is sheltered from view so unlikely to impact the settling of the buildings.
Archaeological features on the Historic Environment Record	There are archaeologically significant designations on site Site is adjacent to a site of archaeological significance Site is not within or adjacent to a site of archaeological significance	
Locally listed building	Site contains a locally listed building Site is adjacent to, or within the setting of a locally listed building Site does not contain or adjoin a locally listed building	

Community facilities and services		
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	Approximately 350m to the northern section of Fore Street, with access to Post Office and village shop.
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m	Two bus stops located on the road at the southern site boundary, with hourly services (roughly) to Kingsbridge via the number 3 bus
School(s)	400-800m	Aveton Gifford C of E Primary School located towards the northern extent of Fore Street, opposite the Post Office. The Hive pre-school is located approximately 50m to the south of Pulley's Close.
Open Space / recreation facilities	<400m	The Rectory Lawn is located behind the village hall on Fore Street. Parson's Green playing ground is accessible via Jubilee Street. The Cricket Club field is located approximately 400m to the north west of the site.
Health Centre facility	>800m	Nearest health centre facilities are located in Modbury and Kingsbridge, accessible via the A379.
Cycle route	>800m	Footpath approximately 400m south of site, accessed via Jubilee Street and navigating south to the Avon Estuary Walk. Part of the National Cycle Network (Route 28: Okehampton-Plymouth) will navigate along Fore Street, although most of this route will be along roads.

Other key considerations

Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 3		Land directly adjacent to Parson's Brook is located in Flood Zone 3
Is the site affected by any of the following?	Yes	No	Comments
Contamination		X	
Significant infrastructure crossing the site i.e. power lines/ pipe lines		X	
Utility services unavailable		X	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Land rises to the north, steep at the top. The land plateaus toward Parson's Brook to the east, and is flat at the south.
Views in? Can the site be seen from the surrounding area? What would the impact be on views towards the site?	Views from properties on the eastern slope over the brook (far side). Site is screened from Ivy Park (west of site) from deciduous trees, particularly in summer
Views out? Can any landmarks e.g. church spires or listed buildings be seen from the site?	Medium views south over Aveton Gifford. Longer views at the north of the site, at the top of the slope, extending to the Avon Estuary and AONB.

3. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	X		Site was put forward following call for sites
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?		X	
Any other comments?			

4. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions	
Site name/number:	Barnfield
Please tick a box	
The site is appropriate for development	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development	<input type="checkbox"/>
Potential housing development capacity:	31
Explanation / justification for decision to accept or discount site.	<p>Barnfield is within a suitable location for development, with good access to local amenities and existing connections to the highway network. Key constraints concern potential effects on landscape and villagescape character and the relative biodiversity value of parts of the site, and flood risk issues on the lower parts of the site.</p> <p>For these reasons, parts of the south eastern section of the site is considered as a suitable potential location for small scale development for the purposes of the Neighbourhood Plan, providing it complements existing character, is sensitive to the ecological value of the area and is not within the areas of site with flood risk issues.</p>

Site 3: Churchfield

1. Background information



Site location and use

Site Reference / name	Churchfield
Site Address	Grid Reference (middle of site): SX694478 Nearest postcode: TQ7 4JE
Current use	Fallow / Unused Agricultural land
Parish Name	Aveton Gifford
Gross area (Ha) Total area of the site in hectares	0.46 ha (approximately)
SHLAA site reference (if applicable)	SH_02_04_16

Context				
Surrounding land uses	Court Barton Farm to the east of site; Residential to the south and south west; Fields to the north east, north and north west.			
Site boundaries	There is a road along the eastern and southern boundaries of the site, separated by an earth bank with trees growing out of the top; Hedgerow along the western boundary and trees along the northern boundary. There is a strip of land at the north western corner extending west downslope towards Parson's Brook. Residential property 'Little Court' directly adjacent to the northern boundary.			
Is the site:	Greenfield <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
Site planning history Have there been any previous applications for development on this land? What was the outcome?	<p>Land directly adjacent to the northern boundary of site has had previous planning applications</p> <p>02/2285/11/F (122399): Mr M Newing: Householder application for extension and alterations to dwelling; Conditional Approved September 2011</p> <p>02/0544/12/DIS (120400): Mr M Newing: Discharge of conditions 3 and 4 to planning approval 02/2285/11/F; Discharge of Condition Approved March 2012</p> <p>0176/17/FUL (170176): Mr & Mrs Newing: Erection of dwelling and garage with associated landscaping work: Submitted 20th January 2017</p>			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability

Is the site within the existing built up area of the settlement?	Site is located in the northern section of Aveton Gifford, at the boundary of the existing built up area.
How would development of this site relate to the surrounding uses?	<p>Development would complement the existing land uses to the south and south-west of the site, extending the built up area of Aveton Gifford.</p> <p>Development would be in contrast to the north of the site, which is surrounded by agricultural land.</p>
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	<p>Current access to the site is inadequate for the proposed development.</p> <p>There is potential to gain access using a track at the north west corner of the site, however the single track road bordering the southern and eastern boundary is too small to accommodate additional traffic and the field is raised from the road. Creating an access point at the south east corner of the site might be more suitable; however there might be topographical constraints.</p>
Is the site accessible from the highway network?	Access to the north eastern corner of the site is accessible via the highway network, along a small track at the bend in the road by Court Barton Farm.

Environmental Considerations

		Observations and comments
Area of Outstanding Natural Beauty (AONB)	Likely to affect views from an AONB	Views from the Avon Estuary Walk over the valley and onto the site from the plateau down to Watershead Bridge (approximately 250m section of the route). However, this view already contains residential areas and a section of the A379. Site has possible screening from trees.
Distance to sites designated as being of European Importance⁵	>800m	
Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?	No	
Distance to sites designated as being of local importance⁶	400-800m	South Efford Marsh Nature Reserve approximately 750m south west of site. Avon Valley County Wildlife Site located approximately 1km to the south west of site.
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc?	Yes	Woodland habitat at the north of site suitable for bats, as it is connected to a corridor extending north along Parson's Brook.

⁵ Special Areas of Conservation, Special Protection Areas and Ramsar Sites

⁶ Local Nature Reserves, Sites of Nature Conservation Importance

Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	Site is adjacent to a conservation area	Aveton Gifford Conservation Area is located adjacent to the southern and eastern boundaries of the site.
Scheduled monument	Site is not on or adjacent to a SAM	
Registered Parks and Gardens	Site is not within or adjacent to a Registered Park and Garden	
Registered Battlefields	Site is not within or adjacent to a Registered Battlefield	
Listed buildings	Site is adjacent to, or within the setting of a listed building	There are three Grade II listed buildings within 50m of the site (south and south east). The Grade II* listed Church of St Andrew is located approximately 150m to the east of the site.
Archaeological features on the Historic Environment Record	There are archaeologically significant designations on site Site is adjacent to a site of archaeological significance Site is not within or adjacent to a site of archaeological significance	
Locally listed building	Site contains a locally listed building Site is adjacent to, or within the setting of a locally listed building Site does not contain or adjoin a locally listed building	

Community facilities and services		
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	Approximately 250m to the northern section of Fore Street, with access to Post Office and village shop.
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m	Bus stop located at the northern end of Fore Street, with hourly services (roughly) to Kingsbridge via the number 3 bus
School(s)	<400m	Aveton Gifford C of E Primary School located towards the northern extent of Fore Street, opposite the Post Office. The Hive pre-school is located approximately 50m to the south of Pulley's Close.
Open Space / recreation facilities	400-800m	The Rectory Lawn is located behind the village hall on Fore Street. Parson's Green playing ground is accessible via Jubilee Street. The Cricket Club field is located approximately 400m to the north west of the site.
Health Centre facility	>800m	Nearest health centre facilities are located in Modbury and Kingsbridge, accessible via the A379.
Cycle route	>800m	Three footpaths within 500m of the site. Part of the National Cycle Network (Route 28: Okehampton-Plymouth) will navigate along Fore Street, although most of this route will be along roads.

Other key considerations			
Which Flood risk zone (fluvial) does the site fall within or intersect with?	N/A		Site is not located within a flood zone, however Parson's Brook is approximately 50m to the west, with land adjacent to the Brook within Flood Zone 3.
Is the site affected by any of the following?	Yes	No	Comments
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services unavailable	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Utility services available in Little Court at the northern boundary of the site, and via the residential areas bordering the eastern and south western site boundaries.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat at the north eastern section, with a steep slope down to the south and western sections of the site.
Views in? Can the site be seen from the surrounding area? What would the impact be on views towards the site?	Long views in from the village and medium views in from Icy Park residential area (west of site).
Views out? Can any landmarks e.g. church spires or listed buildings be seen from the site?	Long views to the south overlooking the AONB, medium views to the west to Icy Park residential area.

3. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site was put forward as a response to a call for sites.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

4. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions	
Site name/number:	Churchfield
Please tick a box	
The site is appropriate for development	<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	<input type="checkbox"/>
Potential housing development capacity:	11
Explanation / justification for decision to accept or discount site.	<p>Development at the site would create additional dwellings within the existing built-up part of Aveton Gifford close to village amenities.</p> <p>Key constraints concern the steep topography on the southern part of the site and the biodiversity value to the west of the site. In this context development would be most suited to the north eastern section of the site, directly adjacent to Little Court, however, development would need to be sensitive to the landscape character and setting of the location.</p>

Site 4: Homefield

1. Background information



Site location and use

Site Reference / name	Homefield
Site Address	Grid Reference (middle of site): SX693478 Nearest postcode: TQ7 4LF
Current use	Private garden / parkland
Parish Name	Aveton Gifford
Gross area (Ha) Total area of the site in hectares	0.24 ha (approximately)
SHLAA site reference (if applicable)	SH_02_04_16

Context				
Surrounding land uses	Fields to the north, east and west; Residential to the south.			
Site boundaries	Strip of trees along the northern boundary; Hedges and trees to the east; Parson's Brook flows along the southern boundary Residential cottages at the southern boundary, including a holiday home.			
Is the site:	Greenfield <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
Site planning history Have there been any previous applications for development on this land? What was the outcome?	02/0675/01/F (022219) Mr Davis-Berry: Ground level alteration to form flood defence to properties; Condition Approved in May 2001 02/0519/06/f (061229) Mr & Mrs DM Davis-Berry: Variation of planning condition 2 of planning permission 1228/99 for conversion of garage to annexe ancillary to main dwelling (to allow holiday letting as well as ancillary use); Condition Approved in March 2006.			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability

Is the site within the existing built up area of the settlement?	<p>Site is located in the northern section of Aveton Gifford, adjacent to the existing built up area in the south.</p> <p>The nearest built up area of the settlement to the west is Icy Park, approximately 150m from the site.</p>
How would development of this site relate to the surrounding uses?	<p>New development would be in-keeping with the residential land use towards the south, but it would contrast the fields and agricultural land to the north and east.</p>
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	<p>Current access is inadequate for the proposed development, however there is potential to widen the entrance to Homefield (at the south of the site) to accommodate additional cars, in addition to extending the track in order to reach the site.</p>
Is the site accessible from the highway network?	<p>Yes, the site is accessible from the existing highway network.</p>

Environmental Considerations

		Observations and comments
Area of Outstanding Natural Beauty (AONB)	Likely to affect views from an AONB	Views from the Avon Estuary Walk over the valley and onto the site from the plateau down to Watershead Bridge (approximately 250m section of the route). However, this view already contains residential areas and a section of the A379. Site has possible screening from trees.
Distance to sites designated as being of European Importance⁷	>800m	
Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?	No	
Distance to sites designated as being of local importance⁸	400-800m	South Efford Marsh Nature Reserve approximately 700m south west of site. Avon Valley County Wildlife Site located approximately 1km to the south west of site.
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc?	Yes	There is a woodland corridor directly north of the site, adjacent to Parson's Brook, which is suitable for bats.

⁷ Special Areas of Conservation, Special Protection Areas and Ramsar Sites

⁸ Local Nature Reserves, Sites of Nature Conservation Importance

Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	Site is adjacent to a conservation area	The current access to the site is located within the Aveton Gifford Conservation Area. The site therefore borders this Conservation Area.
Scheduled monument	Site is not on or adjacent to a SAM	
Registered Parks and Gardens	Site is not within or adjacent to a Registered Park and Garden	
Registered Battlefields	Site is not within or adjacent to a Registered Battlefield	
Listed buildings	Site is adjacent to, or within the setting of a listed building	There is a Grade II listed building approximately 20m south of the south eastern site boundary
Archaeological features on the Historic Environment Record	<p>There are archaeologically significant designations on site</p> <p>Site is adjacent to a site of archaeological significance</p> <p>Site is not within or adjacent to a site of archaeological significance</p>	
Locally listed building	<p>Site contains a locally listed building</p> <p>Site is adjacent to, or within the setting of a locally listed building</p> <p>Site does not contain or adjoin a locally listed building</p>	

Community facilities and services		
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	Approximately 100m to the northern section of Fore Street, with access to Post Office and village shop.
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m	Bus stop located at the existing site entrance, with an hourly service (roughly) to Kingsbridge via the number 3 bus
School(s)	<400m	Aveton Gifford C of E Primary School located towards the northern extent of Fore Street, opposite the Post Office. The Hive pre-school is located approximately 50m to the south of Pulley's Close.
Open Space / recreation facilities	<400m	The Rectory Lawn is located behind the village hall on Fore Street. Parson's Green playing ground is accessible via Jubilee Street. The Cricket Club field is located approximately 400m to the north west of the site.
Health Centre facility	>800m	Nearest health centre facilities are located in Modbury and Kingsbridge, accessible via the A379.
Cycle route	>800m	Footpath approximately 250m south of site, accessed via Jubilee Street and navigating south to the Avon Estuary Walk. Part of the National Cycle Network (Route 28: Okehampton-Plymouth) will navigate along Fore Street, although most of this route will be along roads.

Other key considerations

Which Flood risk zone (fluvial) does the site fall within or intersect with?	Zone 3		Land directly adjacent to Parson's Brook is located in Flood Zone 3
Is the site affected by any of the following?	Yes	No	Comments
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services unavailable	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
<p>Topography: Flat/ plateau/ steep gradient</p>	<p>Sloping east to west down to Parson's Brook; Flat at the south west and far east, and along the western boundary adjacent to Parson's Brook.</p>
<p>Views in? Can the site be seen from the surrounding area? What would the impact be on views towards the site?</p>	<p>Views in from properties directly adjacent to the southern site boundary, and from Icy Park residential development to the west – although possible screening from trees particularly during the summer months.</p>
<p>Views out? Can any landmarks e.g. church spires or listed buildings be seen from the site?</p>	<p>Short views to the north of the site over the valley; Long views to the south over the village and the AONB; Short views to the west towards Icy Park residential development; Short views to the east towards Little Court.</p>

3. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

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

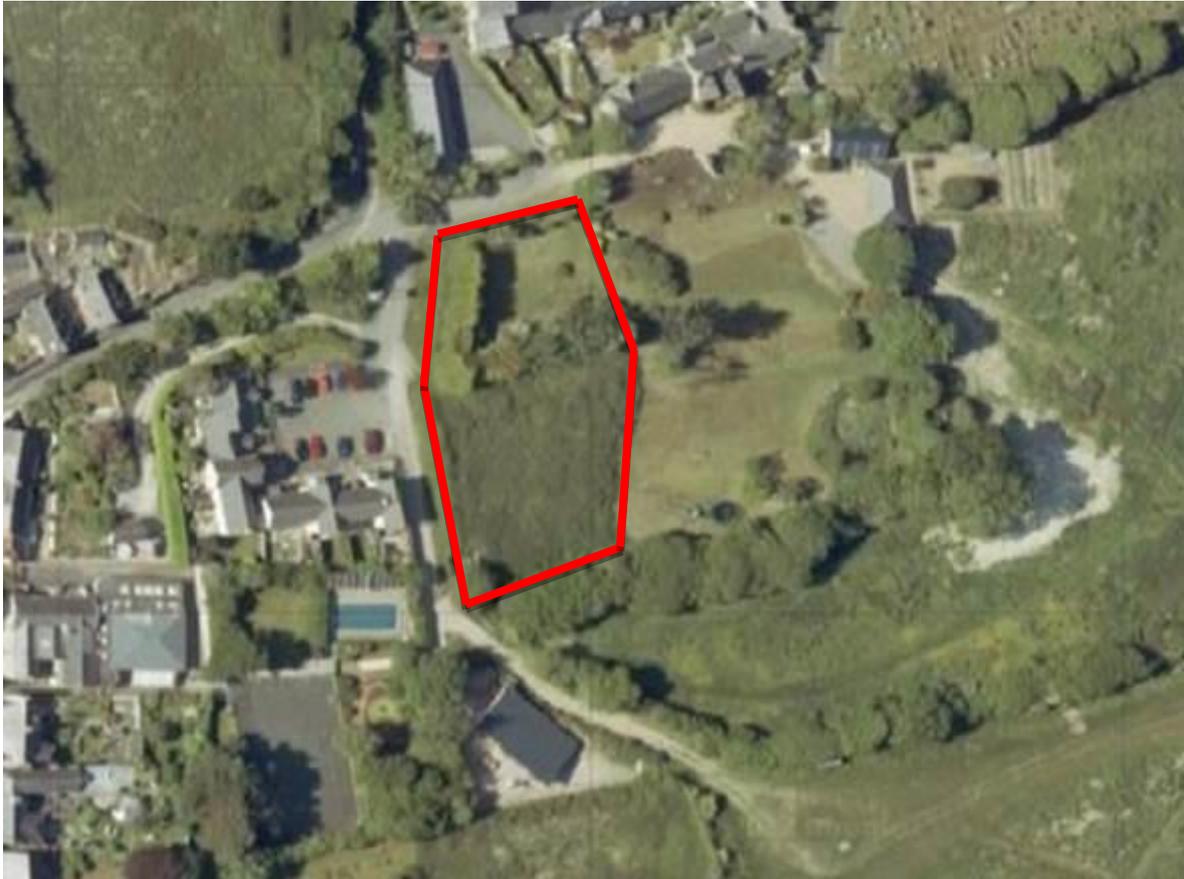
4. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions	
Site name/number:	Homefield
Please tick a box	
The site is appropriate for development	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development	<input type="checkbox"/>
Potential housing development capacity:	6
Explanation / justification for decision to accept or discount site.	<p>Key constraints concern the sensitive landscape/villagescape character and setting of the site, and potential flood risk issues.</p> <p>For these reasons, the eastern section of the site is considered as a suitable potential location for small scale development for the purposes of the Neighbourhood Plan, providing it relates well to the landform and valley setting and appropriately addresses access requirements.</p>

Site 5: Land between Court Barton Garden and Pulley's Close

1. Background information



Site location and use

Site Reference / name	Land between Court Barton Garden and Pulley's Close
Site Address	Grid Reference (middle of site): SX694477 Nearest postcode: TQ7 4JE
Current use	Unused agricultural land
Parish Name	Aveton Gifford
Gross area (Ha) Total area of the site in hectares	0.33 ha (approximately)
SHLAA site reference (if applicable)	SH_02_01_08

Context				
Surrounding land uses	Residential to the west and south west of the site; Court Barton Farm to the north and garden to the east; Agricultural land to the south east.			
Site boundaries	Evergreen trees to the north; Road to the west (Pulleys Close and track extending south from the Close – bordered by a hedgerow); Court Barton Garden to the east; Brook and line of trees to the south.			
Is the site:	Greenfield <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
Site planning history Have there been any previous applications for development on this land? What was the outcome?				

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability

Is the site within the existing built up area of the settlement?	Site is located at the north eastern corner of the built up area of Aveton Gifford, near to Court Barton Farm.
How would development of this site relate to the surrounding uses?	New development would be in-keeping with the residential areas to the west and north, but would be in contrast to the agricultural land to the south and east.
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Yes, current access is sufficient for the proposed development, achievable via Pulleys Close and entering the northern section of the site at the top of the track extending south from the Close along the western site boundary.
Is the site accessible from the highway network?	Yes, the site is accessible from the existing highway network.

Environmental Considerations

		Observations and comments
Area of Outstanding Natural Beauty (AONB)	Unlikely to affect views from an AONB	
Distance to sites designated as being of European Importance⁹	>800m	
Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?	No	
Distance to sites designated as being of local importance¹⁰	400-800m	South Efford Marsh Nature Reserve is located approximately 600m south west of site. Avon Valley County Wildlife Site is located approximately 750m to the south west and east of the site.
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc?	No	However, the hedgerow along the southern site boundary connects to a network of hedgerows with small trees along agricultural field margins to the east of the site, which serve as a potential feeding ground for bats.

⁹ Special Areas of Conservation, Special Protection Areas and Ramsar Sites

¹⁰ Local Nature Reserves, Sites of Nature Conservation Importance

Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	Site is adjacent to a conservation area	A section of the Aveton Gifford Conservation Area is located directly north of the site.
Scheduled monument	Site is not on or adjacent to a SAM	
Registered Parks and Gardens	Site is not within or adjacent to a Registered Park and Garden	
Registered Battlefields	Site is not within or adjacent to a Registered Battlefield	
Listed buildings	Site does not contain or within the setting of a listed building	The nearest listed buildings are approximately 50m to the north east and north west of site,
Archaeological features on the Historic Environment Record	There are archaeologically significant designations on site Site is adjacent to a site of archaeological significance Site is not within or adjacent to a site of archaeological significance	
Locally listed building	Site contains a locally listed building Site is adjacent to, or within the setting of a locally listed building Site does not contain or adjoin a locally listed building	

Community facilities and services		
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	Approximately 250m to the northern section of Fore Street, with access to Post Office and village shop.
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m	Bus stop located at the northern end of Fore Street, with hourly services (roughly) to Kingsbridge via the number 3 bus
School(s)	<400m	Aveton Gifford C of E Primary School located towards the northern extent of Fore Street, opposite the Post Office. The Hive pre-school is located approximately directly to the south of the site.
Open Space / recreation facilities	400-800m	The Rectory Lawn is located behind the village hall on Fore Street. Parson's Green playing ground is accessible via Jubilee Street.
Health Centre facility	>800m	Nearest health centre facilities are located in Modbury and Kingsbridge, accessible via the A379.
Cycle route	>800m	Footpath approximately 400m east of site, accessed via Jubilee Street and navigating south to the Avon Estuary Walk. Part of the National Cycle Network (Route 28: Okehampton-Plymouth) will navigate along Fore Street, although most of this route will be along roads.

<i>Other key considerations</i>			
Which Flood risk zone (fluvial) does the site fall within or intersect with?	N/A		The site is not located within a Flood Zone
<i>Is the site affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services unavailable	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The residential areas directly west of the site have access to utility services.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Very gently sloping from the north to south of site.
Views in? Can the site be seen from the surrounding area? What would the impact be on views towards the site?	Short views in from residential properties directly west of the site (Pulley's Close)
Views out? Can any landmarks e.g. church spires or listed buildings be seen from the site?	Medium views (glimpse) over St Andrew's Church and Court Barton garden area. Short views to surrounding residential area to the west and The Hive Pre-School to the south of the site.

3. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site put forward as part of Call for Sites
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

4. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions	
Site name/number:	Land between Court Barton Garden and Pulley's Close
Please tick a box	
The site is appropriate for development	<input checked="" type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development	<input type="checkbox"/>
Potential housing development capacity:	6
Explanation / justification for decision to accept or discount site.	<p>Development would complement the existing residential uses at Pulley's Close, located directly to the west of the site, and would have good accessibility to the highway network, local services and amenities. Furthermore, given the site is currently unused, there is potential to enhance local villagescape character and views of the Church of St Andrew.</p> <p>As such the land between Court Barton Garden and Pulley's Close is considered an appropriate for taking forward for the purposes of the Neighbourhood Plan.</p>

Site 6: Land between The Hive Pre-School and Bakers Hill

1. Background information



Site location and use

Site Reference / name	Land between The Hive Pre-School and Bakers Hill
Site Address	Grid reference (middle of site): SX694476 Nearest postcode: TQ7 4LA
Current use	Unused field
Parish Name	Aveton Gifford
Gross area (Ha) Total area of the site in hectares	0.19 ha (approximately)
SHLAA site reference (if applicable)	

Context				
Surrounding land uses	School and pre-school to north and north west of site; Residential and commercial areas to the west and south west; Agricultural land to the east and south east.			
Site boundaries	Pre-school at the northern boundary; Residential gardens at the eastern boundary; Scrub woodland to the south; Agricultural land to the east. There is a boundary wall to the north, east and south of site.			
Is the site:	Greenfield <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
Site planning history Have there been any previous applications for development on this land? What was the outcome?				

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability

Is the site within the existing built up area of the settlement?	The site is located at the eastern boundary of the built up area of Aveton Gifford, near to The Hive Pre-School.
How would development of this site relate to the surrounding uses?	The development would be in-keeping with the residential / commercial areas to the west and the north, but would be in contrast to the allotments in the south and agricultural land to the east and south east.
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Good current access via the track extending south next to Pulley's Close and past The Hive Pre-School.
Is the site accessible from the highway network?	Yes, the site is accessible from the existing highway network.

Environmental Considerations

		Observations and comments
Area of Outstanding Natural Beauty (AONB)	Unlikely to affect views from an AONB	
Distance to sites designated as being of European Importance¹¹	>800m	
Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?	No	
Distance to sites designated as being of local importance¹²	>800m	South Efford Marsh Nature Reserve is located approximately 900m south west of site. Avon Valley County Wildlife Site is located approximately 850m to the south west and east of the site.
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc?	No	Few trees of limited value. However, the scrub woodland along the southern boundary of the site connects to a hedgerow network which extends along agricultural field margins to the east of the site – serving as a potential feeding ground for bats.

¹¹ Special Areas of Conservation, Special Protection Areas and Ramsar Sites

¹² Local Nature Reserves, Sites of Nature Conservation Importance

Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	Site is adjacent to a conservation area	A section of the Aveton Gifford Conservation Area borders the western boundary of the site.
Scheduled monument	Site is not on or adjacent to a SAM	
Registered Parks and Gardens	Site is not within or adjacent to a Registered Park and Garden	
Registered Battlefields	Site is not within or adjacent to a Registered Battlefield	
Listed buildings	Site does not contain or within the setting of a listed building	The nearest listed buildings are approximately 100m to the north east and south west of the site.
Archaeological features on the Historic Environment Record	<p>There are archaeologically significant designations on site</p> <p>Site is adjacent to a site of archaeological significance</p> <p>Site is not within or adjacent to a site of archaeological significance</p>	
Locally listed building	<p>Site contains a locally listed building</p> <p>Site is adjacent to, or within the setting of a locally listed building</p> <p>Site does not contain or adjoin a locally listed building</p>	

Community facilities and services		
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	Approximately 300m to the northern section of Fore Street, with access to Post Office and village shop.
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m	The nearest bus stop is located at the northern end of Fore Street, with hourly services (roughly) to Kingsbridge via the number 3 bus.
School(s)	<400m	Aveton Gifford C of E Primary School located towards the northern extent of Fore Street, opposite the Post Office. The Hive pre-school is located directly to the north of the site.
Open Space / recreation facilities	400-800m	The Rectory Lawn is located behind the village hall on Fore Street. Parson's Green playing ground is accessible via Jubilee Street.
Health Centre facility	>800m	Nearest health centre facilities are located in Modbury and Kingsbridge, accessible via the A379.
Cycle route	>800m	Footpath approximately 400m east of site, accessed via Jubilee Street and navigating south to the Avon Estuary Walk. Part of the National Cycle Network (Route 28: Okehampton-Plymouth) will navigate along Fore Street, although most of this route will be along roads.

<i>Other key considerations</i>			
Which Flood risk zone (fluvial) does the site fall within or intersect with?	N/A		The site is not located within a Flood Risk Zone
<i>Is the site affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services unavailable	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Hive Pre-School, located at the northern boundary of the site, has access to utility services.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Majority of the site is flat land, although there is a gentle slope to the west.
Views in? Can the site be seen from the surrounding area? What would the impact be on views towards the site?	Short views in from residential areas to the north and south of site. Longer views in likely to be screened from trees, as the site is fairly hidden at the eastern boundary of the village.
Views out? Can any landmarks e.g. church spires or listed buildings be seen from the site?	Medium views to the north and east of site, overlooking residential areas and valley.

3. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site put forward in response to the Call for Sites
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Any other comments?			

4. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions	
Site name/number:	Land between The Hive Pre-School and Bakers Hill
Please tick a box	
The site is appropriate for development	<input checked="" type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development	<input type="checkbox"/>
Potential housing development capacity:	5
Explanation / justification for decision to accept or discount site.	<p>Development within the site would serve as an extension to the eastern built up part of Aveton Gifford, and have good accessibility to the highway network, local services and amenities. High quality design and layout of new development would also potentially complement the setting of the village.</p> <p>As such it is considered that the site is appropriate for taking forward for the purposes of the Neighbourhood Plan.</p>

Site 7: Land to the east of The Hive Pre-School

1. Background information



Site location and use

Site Reference / name	Land to the east of The Hive Pre-School
Site Address	Grid reference (middle of site): SX696476 Nearest postcode: TQ7 4LA
Current use	Well managed farmland currently grazed by horses. Paddock area at the north western corner of site.
Parish Name	Aveton Gifford
Gross area (Ha) Total area of the site in hectares	1.47 ha (approximately)
SHLAA site reference (if applicable)	SH_02_02_08

Context				
Surrounding land uses	Agricultural land to the north, east, south and south west of the site; Residential / commercial land to the north west of the site, including The Hive Pre-School			
Site boundaries	Hedgerows and non-mature trees bordering the four site boundaries, with a gravel track entering the site at the north western boundary.			
Is the site:	Greenfield <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
Site planning history Have there been any previous applications for development on this land? What was the outcome?	2635/16/OPA (162688) Mr S & Mrs P Hornsby-Sayer: Application for outline planning permission with all matters reserved for construction of a single detached dwelling; Conditional Approved August 2016			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability

Is the site within the existing built up area of the settlement?	No, the site is located approximately 50m outside of the eastern boundary of the existing built up area of Aveton Gifford. The nearest residential development is located at Pulleys Close to the north west of the site.
How would development of this site relate to the surrounding uses?	<p>The development would be in contrast to the surrounding fields which are utilised for agricultural purposes, and would serve as an extension to the eastern section of the village.</p> <p>The top of the site (south eastern corner) is very visible from the surrounding village as it is on a slope</p>
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Yes, there is good access via the track extending south of Pulley's Close and past The Hive Pre-School.
Is the site accessible from the highway network?	Yes, the site is accessible from the existing highway network, achievable by using Pulleys Close to access a track which extends south of the Close and to the north western section of the site.

Environmental Considerations

		Observations and comments
Area of Outstanding Natural Beauty (AONB)	Likely to affect views from an AONB	Views from the Avon Estuary Walk over the valley and onto the site from the plateau down to Watershead Bridge (approximately 250m section of the route), particularly over the south eastern corner of the site which is steep sloping and above the existing height of the built-up area of Aveton Gifford.
Distance to sites designated as being of European Importance¹³	>800m	
Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?	No	
Distance to sites designated as being of local importance¹⁴	>800m	South Efford Marsh Nature Reserve is located approximately 950m south west of site. Avon Valley County Wildlife Site is located approximately 900m to the south west and east of the site.
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc?	No	However, the hedgerows that traverse the site boundaries connect to a wider network of hedgerows to the east of the site, which is a suitable feeding ground for bats.

¹³ Special Areas of Conservation, Special Protection Areas and Ramsar Sites

¹⁴ Local Nature Reserves, Sites of Nature Conservation Importance

Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	Site is not within or adjacent to a conservation area	Sections of the Aveton Gifford Conservation Area are approximately 100m to the north and west of the site.
Scheduled monument	Site is not on or adjacent to a SAM	
Registered Parks and Gardens	Site is not within or adjacent to a Registered Park and Garden	
Registered Battlefields	Site is not within or adjacent to a Registered Battlefield	
Listed buildings	Site does not contain or within the setting of a listed building	The nearest listed buildings are approximately 100m to the north, north west and south west of the site.
Archaeological features on the Historic Environment Record	<p>There are archaeologically significant designations on site</p> <p>Site is adjacent to a site of archaeological significance</p> <p>Site is not within or adjacent to a site of archaeological significance</p>	
Locally listed building	<p>Site contains a locally listed building</p> <p>Site is adjacent to, or within the setting of a locally listed building</p> <p>Site does not contain or adjoin a locally listed building</p>	

Community facilities and services		
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	Approximately 350m to the northern section of Fore Street, with access to the village Post Office and shop.
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m	Bus stop located at the northern end of Fore Street, with hourly services (roughly) to Kingsbridge via the number 3 bus
School(s)	<400m	Aveton Gifford C of E Primary School located towards the northern extent of Fore Street, opposite the Post Office. The Hive pre-school is located directly to the north east of the site.
Open Space / recreation facilities	400-800m	The Rectory Lawn is located behind the village hall on Fore Street. Parson's Green playing ground is accessible via Jubilee Street.
Health Centre facility	>800m	Nearest health centre facilities are located in Modbury and Kingsbridge, accessible via the A379.
Cycle route	>800m	Footpath approximately 450m east of site, accessed via Jubilee Street and navigating south to the Avon Estuary Walk. Part of the National Cycle Network (Route 28: Okehampton-Plymouth) will navigate along Fore Street, although most of this route will be along roads.

<i>Other key considerations</i>			
Which Flood risk zone (fluvial) does the site fall within or intersect with?	N/A		The site is not located within a Flood Risk Zone
<i>Is the site affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services unavailable	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Hive Pre-School, located at the north western boundary of the site, has access to utility services.

Characteristics

Characteristics which may affect development on the site:	Comments
<p>Topography: Flat/ plateau/ steep gradient</p>	<p>Fairly steep slope from the south eastern corner to the north western corner of the site (steeper at the south eastern corner but flatter at the north western section).</p>
<p>Views in? Can the site be seen from the surrounding area? What would the impact be on views towards the site?</p>	<p>Medium views in from the glebes of St Andrew's Church to the south and eastern sections of the site; Long views in from the AONB and village to the west of the site, particularly over the south eastern section of the site.</p>
<p>Views out? Can any landmarks e.g. church spires or listed buildings be seen from the site?</p>	<p>Medium views to the north overlooking St Andrew's Church, particularly from the south eastern section of the site (steeper sloped area); Long views out over the AONB and village, particularly from the south eastern section of the site, due to the topography.</p>

3. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

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

4. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions	
Site name/number:	Land to the east of The Hive Pre-School
Please tick a box	
The site is appropriate for development	<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	<input type="checkbox"/>
Potential housing development capacity:	35
Explanation / justification for decision to accept or discount site.	<p>There are significant landscape and historical environment constraints in the south eastern section of the site, with this area considered unsuitable for development. Additionally, this section of the site is approximately 50m outside of the eastern boundary of Aveton Gifford, and would not complement the setting of the village.</p> <p>The north western section of the site is less visible, is located adjacent to the eastern part of the village and has good accessibility from the highway network. For these reasons, this section of the site is considered as a potentially suitable location for development for the purposes of the Neighbourhood Plan.</p>

Site 8: Large Agricultural Field to the east of St Andrew's Church

1. Background information



Site location and use

Site Reference / name	Large Agricultural Field to the east of St Andrew's Church
Site Address	Grid reference (middle of site): SX697477 Nearest postcode: TQ7 4LE
Current use	Agricultural (arable farmland)
Parish Name	Aveton Gifford
Gross area (Ha) Total area of the site in hectares	10.1 ha (approximately)
SHLAA site reference (if applicable)	

Context				
Surrounding land uses	St Andrew's Church and cemetery is located at the north western corner of the site. The rest of the site is surrounded by agricultural land.			
Site boundaries	Church Lane and Bakers Hill pass along the northern and southern boundaries of the site; Hedgerows border the eastern and western boundaries; The north western corner of the site is bordered by a stone wall, separating the site from the cemetery.			
Is the site:	Greenfield <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
Site planning history Have there been any previous applications for development on this land? What was the outcome?	Land directly adjacent to the north western corner of the site has had a previous planning application, see below: 02/1543/08/CU (081243) Rev. Neil Barker: Change of use of agricultural land to churchyard extension for St Andrew's Church; Conditional approved August 2008.			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability

Is the site within the existing built up area of the settlement?	No, the site is located approximately 500m east of Fore Street and the surrounding built up areas of Aveton Gifford.
How would development of this site relate to the surrounding uses?	<p>The development would be in contrast to the surrounding fields which are utilised for agricultural purposes.</p> <p>The development would significantly affect the setting of the church and conservation area, in addition to impacting the sense of place and disjoint the local distinctiveness.</p>
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	No, current access is not sufficient for the proposed development. There is possibility to gain access to the north eastern section of the site using the dirt-track via Church Lane. Access from the south would be via Bakers Hill, although there would be potential topographical constraints. There might be the potential to extend the gravel track passing The Hive Pre-School to gain access to the western section of the site, although this track would extend approximately 50m through agricultural land before reaching this boundary.
Is the site accessible from the highway network?	Yes, the site is accessible from the existing highway network, using the dirt track at the north eastern corner of the site via a turning from Church Lane.

Environmental Considerations

		Observations and comments
Area of Outstanding Natural Beauty (AONB)	Likely to affect views from an AONB	Southern section of the site overlooking the AONB, with long views into the site.
Distance to sites designated as being of European Importance¹⁵	>800m	
Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?	No	
Distance to sites designated as being of local importance¹⁶	>800m	South Efford Marsh Nature Reserve is located approximately 1km to the south west of the site. Avon Valley County Wildlife Site is located approximately 1km to the south west and east of the site.
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc?	Yes	The site is a suitable habitat for badgers. Also, the hedgerows that traverse the site boundaries connect to a wider network of hedgerows to the east of the site, which is a suitable feeding ground for bats.

¹⁵ Special Areas of Conservation, Special Protection Areas and Ramsar Sites

¹⁶ Local Nature Reserves, Sites of Nature Conservation Importance

Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	Site is adjacent to a conservation area	The north western corner of the site border a section of the Aveton Gifford Conservation Area.
Scheduled monument	Site is not on or adjacent to a SAM	
Registered Parks and Gardens	Site is not within or adjacent to a Registered Park and Garden	
Registered Battlefields	Site is not within or adjacent to a Registered Battlefield	
Listed buildings	Site is adjacent to, or within the setting of a listed building	The Grade II* listed Church of St Andrew is located directly adjacent to the north eastern site boundary.
Archaeological features on the Historic Environment Record	There are archaeologically significant designations on site Site is adjacent to a site of archaeological significance Site is not within or adjacent to a site of archaeological significance	
Locally listed building	Site contains a locally listed building Site is adjacent to, or within the setting of a locally listed building Site does not contain or adjoin a locally listed building	

Community facilities and services		
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	400-800m	Approximately 650m to the northern section of Fore Street, with access to the village Post Office and shop.
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	400-800m	Bus stop located at the northern end of Fore Street, with hourly services (roughly) to Kingsbridge via the number 3 bus
School(s)	400-800m	Aveton Gifford C of E Primary School located towards the northern extent of Fore Street, opposite the Post Office. The Hive pre-school is located approximately 50m to the south of Pulley's Close (west of site).
Open Space / recreation facilities	>800m	The Rectory Lawn is located behind the village hall on Fore Street. Parson's Green playing ground is accessed via Jubilee Street.
Health Centre facility	>800m	Nearest health centre facilities are located in Modbury and Kingsbridge, accessible via the A379.
Cycle route	>800m	Footpath approximately 950m east of site, accessed via Jubilee Street and navigating south to the Avon Estuary Walk. Part of the National Cycle Network (Route 28: Okehampton-Plymouth) will navigate along Fore Street, although most of this route will be along roads.

<i>Other key considerations</i>			
Which Flood risk zone (fluvial) does the site fall within or intersect with?	N/A		The site is not located within a Flood Risk Zone
<i>Is the site affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services unavailable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	In the northern half of the site, there is a topographical bowl sloping east to west (gently sloping to steep sloping). The site is fairly flat at the north. The southern section of the site is gently sloping north to south, towards Bakers Hill.
Views in? Can the site be seen from the surrounding area? What would the impact be on views towards the site?	Medium views into the site from St Andrew's Church; Long views into the site from the AONB to the south.
Views out? Can any landmarks e.g. church spires or listed buildings be seen from the site?	Long views over the village and the Avon estuary and the AONB.

3. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

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

4. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions	
Site name/number:	Large Agricultural Field to the east of St Andrew's Church
Please tick a box	
The site is appropriate for development	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development	X
Potential housing development capacity:	150
Explanation / justification for decision to accept or discount site.	<p>Overall, the site has significant landscape and historic environment constraints, with the character of the South Devon AONB and the setting of St Andrew's Church and Aveton Gifford Conservation Area likely to be negatively impacted by development. Additionally, the site is located outside of the existing village, with development disjointing the setting of the village.</p> <p>For these reasons, the Large Agricultural Field to the east of St Andrew's Church is considered to be inappropriate for taking forward for the purposes of the Neighbourhood Plan.</p>

Site 9: Land to the north of Mill Lane

1. Background information



Site location and use

Site Reference / name	Land to the north of Mill Lane
Site Address	Grid reference (middle of site): SX693473 Nearest postcode: TQ7 4JW
Current use	Agricultural (grazing)
Parish Name	Aveton Gifford
Gross area (Ha) Total area of the site in hectares	1.76 ha (approximately)
SHLAA site reference (if applicable)	SH_02_02_16

Context

<p>Surrounding land uses</p>	<p>Residential to the north of the site; Agricultural land to the east and south of the site; Commercial / residential at the south eastern corner (Marsh Haven lodging) and to the west of the site (southern section of Fore Street, including The Fisherman's Rest pub).</p>			
<p>Site boundaries</p>	<p>Residential gardens are situated along the northern boundary; Agricultural land is located along the eastern boundary, separated by hedgerows and trees; Marsh Haven lodgings situated at the south eastern corner; Mill Lane is located along the southern boundary; Properties along Fore Street are located along the western boundary (Tidal View Close).</p>			
<p>Is the site:</p>	<p>Greenfield</p> <p><input checked="" type="checkbox"/></p>	<p>Brownfield</p> <p><input type="checkbox"/></p>	<p>Mixture</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield</p>				
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome?</p>	<p>3673/16/FUL (163705) Mrs Barbara London & Mr Nigel Widdicombe & Family: Application for provision of replacement accesses to serve agricultural holding; Submitted 16th November 2016</p>			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability

Is the site within the existing built up area of the settlement?	The site is located at the south eastern boundary of the built up area of Aveton Gifford.
How would development of this site relate to the surrounding uses?	The development would be in-keeping with the residential / commercial areas to the north, south east and west of the site, but contrast the agricultural land to the east.
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	No, current access is not sufficient for the proposed development, but there is currently a planning application for new access points via Mill Lane to the south west of site and Rock Hill in the north eastern corner.
Is the site accessible from the highway network?	The site is near to the highway network, but not currently accessible from it. Possible access points include from the roundabout at the south western corner of the site, and Rock Hill – approximately 30m north east of the site.

Environmental Considerations

		Observations and comments
Area of Outstanding Natural Beauty (AONB)	Within a AONB	
Distance to sites designated as being of European Importance¹⁷	>800m	
Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?	No	
Distance to sites designated as being of local importance¹⁸	<400m	South Efford Marsh Nature Reserve is located approximately 300m to the south west of the site. Avon Valley County Wildlife Site is located approximately 150m to the east, south west and east of the site.
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc?	No	

¹⁷ Special Areas of Conservation, Special Protection Areas and Ramsar Sites

¹⁸ Local Nature Reserves, Sites of Nature Conservation Importance

Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	Site is adjacent to a conservation area	The southern section of the Aveton Gifford Conservation Area is located approximately 30m to the west of the site.
Scheduled monument	Site is not on or adjacent to a SAM	
Registered Parks and Gardens	Site is not within or adjacent to a Registered Park and Garden	
Registered Battlefields	Site is not within or adjacent to a Registered Battlefield	
Listed buildings	Site does not contain or within the setting of a listed building	The nearest listed buildings are approximately 50m north of the site.
Archaeological features on the Historic Environment Record	<p>There are archaeologically significant designations on site</p> <p>Site is adjacent to a site of archaeological significance</p> <p>Site is not within or adjacent to a site of archaeological significance</p>	
Locally listed building	<p>Site contains a locally listed building</p> <p>Site is adjacent to, or within the setting of a locally listed building</p> <p>Site does not contain or adjoin a locally listed building</p>	

Community facilities and services		
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	400-800m	Approximately 250m from The Fisherman's Rest pub, and 600m from the village post office and shop.
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	400-800m	The nearest bus stop is located at the Post Office on Fore Street, with hourly services (roughly) to Kingsbridge via the number 3 bus
School(s)	400-800m	Aveton Gifford C of E Primary School located towards the northern extent of Fore Street, opposite the Post Office. The Hive pre-school is located approximately 50m to the south of Pulley's Close (north of site).
Open Space / recreation facilities	<400m	Parson's Green playing ground is accessed via an entrance next to The Fisherman's Rest. The Avon Estuary Walk and the South Efford Marsh Nature Reserve are accessible, with parking facilities along Tidal Road.
Health Centre facility	>800m	Nearest health centre facilities are located in Modbury and Kingsbridge, accessible via the A379.
Cycle route	<400m	Part of the National Cycle Network (Route 28: Okehampton-Plymouth) will navigate along Fore Street, although most of this route will be along roads.

Other key considerations

Which Flood risk zone (fluvial) does the site fall within or intersect with?	N/A		The site is not directly located within Flood Risk Zone 3, however land to the south of Mill Lane (southern boundary of site) is located within Zone 3.
Is the site affected by any of the following?	Yes	No	Comments
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services unavailable	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The commercial / residential areas bordering the site have access to utility services.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Steep slope at the south of site; Gentle slope in the north.
Views in? Can the site be seen from the surrounding area? What would the impact be on views towards the site?	Short views into the site from the residential properties at the northern boundary; Views in to the site from the south via the Avon Estuary and AONB
Views out? Can any landmarks e.g. church spires or listed buildings be seen from the site?	Long views out over the AONB and Avon Estuary; Medium views into the village centre.

3. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

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

4. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions	
Site name/number:	Land to the north of Mill Lane
Please tick a box	
The site is appropriate for development	<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	<input type="checkbox"/>
Potential housing development capacity:	42
Explanation / justification for decision to accept or discount site.	<p>Although the site is a sufficient size to deliver a significant number of dwellings, there are key constraints concerning accessibility, topography, setting within the village, landscape character and sensitivity.</p> <p>For these reasons, Land to the North of Mill Lane is considered as an inappropriate location for the allocation of development through the Neighbourhood Plan.</p>

Site 10: Land between the River Avon, sewage works and car park

1. Background information



Site location and use

Site Reference / name	Land between the River Avon, sewage works and car park
Site Address	Grid reference (middle of site): SX691472 Nearest postcode: TQ7 4NT
Current use	Agricultural (grazing)
Parish Name	Aveton Gifford
Gross area (Ha) Total area of the site in hectares	0.8 ha (approximately)
SHLAA site reference (if applicable)	

Context

<p>Surrounding land uses</p>	<p>Agricultural land / scrub woodland mix to the north of the site; Residential / commercial areas extending to the east (across the A379); River Avon to the south; Marshland to the west (including a tributary of the River Avon), behind the sewage works and deciduous woodland corridor – and is designated as a County Wildlife Site.</p>			
<p>Site boundaries</p>	<p>There is no physical feature denoting the northern boundary of the site; Row of shrubs / small trees along the eastern boundary of the site, screening the A379 and car parks (adjacent to the south east of the site); Tidal Road borders the southern site boundary; Residential property, the sewage works and sections of a deciduous woodland corridor along the western boundary.</p>			
<p>Is the site:</p>	<p>Greenfield</p> <p><input checked="" type="checkbox"/></p>	<p>Brownfield</p> <p><input type="checkbox"/></p>	<p>Mixture</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield</p>				
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome?</p>				

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability

Is the site within the existing built up area of the settlement?	The site is outside of the existing built up area of Aveton Gifford, located on the western side of the A379 as opposed to the eastern side (where the built up area of the settlement is located).
How would development of this site relate to the surrounding uses?	Residential development on the site would be in contrast to the industrial sewage works along the western boundary, aquatic environment to the south and woodland / marshland environment to the west (behind the sewage works).
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Yes, current access is sufficient for the proposed development. There are two possible entrances onto the site via single lane tracks, with one accessible via a car park.
Is the site accessible from the highway network?	Yes, the site is accessible via the highway network at two locations: Along the single lane track accessed via Tidal Road and navigating into the centre of the site (near to the slipway); and Entering through the car park, also accessed via Tidal Road (near to the roundabout)

Environmental Considerations

		Observations and comments
Area of Outstanding Natural Beauty (AONB)	Within a AONB	
Distance to sites designated as being of European Importance¹⁹	>800m	
Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?	No	
Distance to sites designated as being of local importance²⁰	<400m	South Efford Marsh Nature Reserve is located directly to the south west of the site. Sections of the Avon Valley County Wildlife Site are located directly to the west and south of the site.
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc?	Yes	The deciduous woodland corridor directly adjacent to the western boundary of the site is suitable for bats and birds – with the surrounding marshland a suitable feeding ground and away from light pollution.

¹⁹ Special Areas of Conservation, Special Protection Areas and Ramsar Sites

²⁰ Local Nature Reserves, Sites of Nature Conservation Importance

Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	Site is not within or adjacent to a conservation area	The southern section of the Aveton Gifford Conservation Area is located approximately 100m to the east of the site.
Scheduled monument	Site is not on or adjacent to a SAM	
Registered Parks and Gardens	Site is not within or adjacent to a Registered Park and Garden	
Registered Battlefields	Site is not within or adjacent to a Registered Battlefield	
Listed buildings	Site does not contain or within the setting of a listed building	
Archaeological features on the Historic Environment Record	<p>There are archaeologically significant designations on site</p> <p>Site is adjacent to a site of archaeological significance</p> <p>Site is not within or adjacent to a site of archaeological significance</p>	
Locally listed building	<p>Site contains a locally listed building</p> <p>Site is adjacent to, or within the setting of a locally listed building</p> <p>Site does not contain or adjoin a locally listed building</p>	

Community facilities and services		
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	400-800m	Approximately 300m from The Fisherman's Rest pub, and 650m from the village post office and shop.
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	400-800m	The nearest bus stop is located at the Post Office on Fore Street, with hourly services (roughly) to Kingsbridge via the number 3 bus
School(s)	400-800m	Aveton Gifford C of E Primary School located towards the northern extent of Fore Street, opposite the Post Office. The Hive pre-school is located approximately 50m to the south of Pulley's Close (north east of site).
Open Space / recreation facilities	<400m	Parson's Green playing ground is accessible via an entrance next to The Fisherman's Rest. The Avon Estuary Walk and the South Efford Marsh Nature Reserve are accessible, with parking facilities along Tidal Road.
Health Centre facility	>800m	Nearest health centre facilities are located in Modbury and Kingsbridge, accessible via the A379.
Cycle route	>800m	Part of the National Cycle Network (Route 28: Okehampton-Plymouth) will navigate along Fore Street, although most of this route will be along roads.

Other key considerations

<p>Which Flood risk zone (fluvial) does the site fall within or intersect with?</p>	<p>N/A</p>		<p>The site is not directly located with a Flood Risk Zone, however, land which is directly to the south and east of the site is located in Flood Zone 3.</p>
<p>Is the site affected by any of the following?</p>	<p>Yes</p>	<p>No</p>	<p>Comments</p>
<p>Contamination</p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>	
<p>Significant infrastructure crossing the site i.e. power lines/ pipe lines</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	
<p>Utility services unavailable</p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	<p>Residential property at the south western corner of the site has access to utility services. The sewage works at the central-western boundary might also have access to utility services.</p>

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Steep slope in the northern section of the site; Flat land in the southern section of the site.
Views in? Can the site be seen from the surrounding area? What would the impact be on views towards the site?	Views into the northern section of the site from the AONB; Southern half of the site is more sheltered
Views out? Can any landmarks e.g. church spires or listed buildings be seen from the site?	Long views out over the Avon Estuary and AONB to the south, east and west; Short views to the north.

3. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

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

4. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions	
Site name/number:	Land between the River Avon, sewage works and car park
Please tick a box	
The site is appropriate for development	<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	<input type="checkbox"/>
Potential housing development capacity:	21
Explanation / justification for decision to accept or discount site.	<p>The northern section of the site has notable landscape constraints, with high sensitivity to changes in character from development. The southern section of the site is constrained by the possible ecological significance of the woodland corridor and flood risk impacting access. Furthermore, the site is outside of the existing settlement boundary, with future development also in contrast to the surrounding land uses.</p> <p>For these reasons, Land between the River Avon, sewage works and car park is not considered an appropriate location for the allocation of development for the purposes of the Neighbourhood Plan.</p>

Site 11: Cricket Club Field

1. Background information



Site location and use

Site Reference / name	Cricket Club Field
Site Address	Grid reference (middle of site): SX691479 Nearest postcode: TQ7 4SQ
Current use	Community field and the grounds for the Aveton Gifford Cricket Club. The field is also used for car boot sales and a variety of social and fund raising events throughout the year.
Parish Name	Aveton Gifford
Gross area (Ha) Total area of the site in hectares	1.62 ha (approximately)
SHLAA site reference (if	

applicable)				
Context				
Surrounding land uses	Agricultural land to the north, east and west; Residential area to the south.			
Site boundaries	<p>The site is bordered by the A379 by-pass to the north and east, which extends into the northern section of Aveton Gifford. The A379 is directly adjacent to the western boundary of the site.</p> <p>These roads, along with the residential gardens (which border the southern boundary of the site) are screened from view by a row of shrubs / small trees.</p>			
Is the site:	<p>Greenfield</p> <p><input checked="" type="checkbox"/></p>	<p>Brownfield</p> <p><input type="checkbox"/></p>	<p>Mixture</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
Site planning history Have there been any previous applications for development on this land? What was the outcome?				

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability

Is the site within the existing built up area of the settlement?	The site is located at the northern extent of Aveton Gifford, adjacent to the residential area directly to the south.
How would development of this site relate to the surrounding uses?	The development would be in-keeping with the residential area to the south of the site, but would be a contrast to the surrounding agricultural land to the north, east and west.
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Current access to the northern section of the site is adequate for the proposed development. With a wide track located near to the by-pass to the A379 (Shorta Cross). There are currently no additional access points to the site.
Is the site accessible from the highway network?	Yes, the site is accessible via the highway network.

Environmental Considerations

		Observations and comments
Area of Outstanding Natural Beauty (AONB)	Within a AONB	
Distance to sites designated as being of European Importance²¹	>800m	
Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?	No	
Distance to sites designated as being of local importance²²	>800m	<p>South Efford Marsh Nature Reserve is located approximately 1km to the south of the site.</p> <p>The Avon Valley County Wildlife Site is located approximately 700m to the south of the site (land located to the south of Waterhead).</p>
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc?	No	

²¹ Special Areas of Conservation, Special Protection Areas and Ramsar Sites

²² Local Nature Reserves, Sites of Nature Conservation Importance

Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	Site is not within or adjacent to a conservation area	The northern section of Aveton Gifford Conservation Area is approximately 400m to the south east of the site.
Scheduled monument	Site is not on or adjacent to a SAM	
Registered Parks and Gardens	Site is not within or adjacent to a Registered Park and Garden	
Registered Battlefields	Site is not within or adjacent to a Registered Battlefield	
Listed buildings	Site does not contain or within the setting of a listed building	There is a Grade II listed milestone on the layby approximately 20m to the east of the site.
Archaeological features on the Historic Environment Record	<p>There are archaeologically significant designations on site</p> <p>Site is adjacent to a site of archaeological significance</p> <p>Site is not within or adjacent to a site of archaeological significance</p>	
Locally listed building	<p>Site contains a locally listed building</p> <p>Site is adjacent to, or within the setting of a locally listed building</p> <p>Site does not contain or adjoin a locally listed building</p>	

Community facilities and services		
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	400-800m	The site is approximately 650m from the northern section of Fore Street, with access to the village Post Office and shop.
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	400-800m	The nearest bus stop is located at the northern end of Fore Street, with hourly services (roughly) to Kingsbridge via the number 3 bus.
School(s)	400-800m	Aveton Gifford C of E Primary School located towards the northern extent of Fore Street, opposite the Post Office. The Hive pre-school is located approximately 50m to the south of Pulley's Close.
Open Space / recreation facilities	400-800m	The site itself is currently utilised for recreational purposes. Additional open spaces include the Rectory Lawn behind the village hall on Fore Street and Parson's Green playing ground accessible via Jubilee Street.
Health Centre facility	>800m	Nearest health centre facilities are located in Modbury and Kingsbridge, accessible via the A379.
Cycle route	>800m	Part of the National Cycle Network (Route 28: Okehampton-Plymouth) will navigate along the by-pass connecting the northern section of Aveton Gifford to the A379, although most of this route will be along roads.

Other key considerations

Which Flood risk zone (fluvial) does the site fall within or intersect with?	N/A		The site is not located within a Flood Risk Zone.
Is the site affected by any of the following?	Yes	No	Comments
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services unavailable	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Residential area to the south of the site has access to utility services.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Mostly flat, gently sloping towards the south west corner.
Views in? Can the site be seen from the surrounding area? What would the impact be on views towards the site?	Short views in from residents living within the Icy Park residential area to the south of the site.
Views out? Can any landmarks e.g. church spires or listed buildings be seen from the site?	Long views to the north and east of site over the valley.

3. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	
Any other comments?			

4. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions	
Site name/number:	Cricket Club Field
Please tick a box	
The site is appropriate for development	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development	<input type="checkbox"/>
Potential housing development capacity:	38
Explanation / justification for decision to accept or discount site.	<p>The Cricket Club Field is suitable for development, given the relatively limited topographical, landscape, access and historical environment constraints listed above. Additionally, the site is not located within a flood zone and has a low biodiversity value, supporting its suitability.</p> <p>However, the site is currently an important open space and a valued asset for the community. Development on this site would remove this recreational facility.</p> <p>Whilst there is scope to develop the northern part of the site, retaining the cricket pitch to the south, this would potentially disjoint the setting of the village, with these properties approximately 100m outside of the northern boundary of the town.</p>

Site 12: Land at the south east corner of Icy Park

1. Background information



Site location and use

Site Reference / name	Land at the south east corner of Icy Park
Site Address	Grid reference (middle of site): SX692477 Nearest postcode: TQ7 4LQ
Current use	Play park and recreational space, with footpath leading into the village centre.
Parish Name	Aveton Gifford
Gross area (Ha) Total area of the site in hectares	0.41 ha (approximately)
SHLAA site reference (if applicable)	

Context				
Surrounding land uses	Agricultural land to the north and east of the site; Recreational and residential land to the south of the site; Residential area to the west.			
Site boundaries	The site is bordered by residential gardens to the north and west, a fence along the eastern boundary with a row of mature trees blocking the steep vertical drop to the A379 bypass.			
Is the site:	Greenfield <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield				
Site planning history Have there been any previous applications for development on this land? What was the outcome?				

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability

Is the site within the existing built up area of the settlement?	The site is located within the northern section of the built up area of Aveton Gifford.
How would development of this site relate to the surrounding uses?	The development would be in-keeping with the residential area to the west of the site, but would destroy the informal recreational space and parkland which is already established, in addition to removing mature trees with biological interest.
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	<p>Current access is not adequate for the proposed development. There is a possibility to gain access into the western section of the site via an opening between the existing properties within Icy Park, however the additional space required for cars to pass through might encroach onto private land.</p> <p>There is a footpath meandering through the site, with steep steps at the south eastern corner connecting residents to the village and local amenities.</p>
Is the site accessible from the highway network?	Yes, the site is accessible from the highway network.

Environmental Considerations

		Observations and comments
Area of Outstanding Natural Beauty (AONB)	Within a AONB	
Distance to sites designated as being of European Importance²³	>800m	
Is the site within an SSSI Impact Risk Zone for the type of development which may be proposed through the Neighbourhood Plan?	No	
Distance to sites designated as being of local importance²⁴	>800m	South Efford Marsh Nature Reserve is located approximately 1km to the south of the site. The Avon Valley County Wildlife Site is located approximately 700m to the south of the site (land located to the south of Waterhead).
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc?	Yes	Mature trees suitable for bats sand birds.

²³ Special Areas of Conservation, Special Protection Areas and Ramsar Sites

²⁴ Local Nature Reserves, Sites of Nature Conservation Importance

Heritage considerations

Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	Site is not within or adjacent to a conservation area	The north eastern section of Aveton Gifford Conservation Area is approximately 150m to the east of the site.
Scheduled monument	Site is not on or adjacent to a SAM	
Registered Parks and Gardens	Site is not within or adjacent to a Registered Park and Garden	
Registered Battlefields	Site is not within or adjacent to a Registered Battlefield	
Listed buildings	Site does not contain or within the setting of a listed building	There are three Grade II listed buildings within an approximate 200m radius of the site (to the north, east and west).
Archaeological features on the Historic Environment Record	<p>There are archaeologically significant designations on site</p> <p>Site is adjacent to a site of archaeological significance</p> <p>Site is not within or adjacent to a site of archaeological significance</p>	
Locally listed building	<p>Site contains a locally listed building</p> <p>Site is adjacent to, or within the setting of a locally listed building</p> <p>Site does not contain or adjoin a locally listed building</p>	

Community facilities and services		
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments
Town / local centre / shop	400-800m	The site is approximately 450m from the northern section of Fore Street, with access to the village Post Office and shop.
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m	The nearest bus stop is located at the northern end of Fore Street, with hourly services (roughly) to Kingsbridge via the number 3 bus.
School(s)	400-800m	Aveton Gifford C of E Primary School located towards the northern extent of Fore Street, opposite the Post Office. The Hive pre-school is located approximately 50m to the south of Pulley's Close.
Open Space / recreation facilities	<400m	The Rectory Lawn is located behind the village hall on Fore Street and Parson's Green playing ground is accessible via Jubilee Street. The Cricket Club field is located approximately 150m to the north west of the site.
Health Centre facility	>800m	Nearest health centre facilities are located in Modbury and Kingsbridge, accessible via the A379.
Cycle route	>800m	Part of the National Cycle Network (Route 28: Okehampton-Plymouth) will navigate along the by-pass connecting the northern section of Aveton Gifford to the A379, although most of this route will be along roads.

Other key considerations

Which Flood risk zone (fluvial) does the site fall within or intersect with?	N/A		The site is not located within a Flood Risk Zone. Land approximately 100m to the east of the site is located in Flood Zone 3.
Is the site affected by any of the following?	Yes	No	Comments
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Utility services unavailable	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Site would be a south westerly extension of the residential area at Icy Park, which has access to utility services.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Sloping (west to east) – steeper towards the east.
Views in? Can the site be seen from the surrounding area? What would the impact be on views towards the site?	Short views into the site from the residential properties to the north and west
Views out? Can any landmarks e.g. church spires or listed buildings be seen from the site?	Short views out into the northern section of the village, however the mature trees are likely to screen this view, particularly during the summer months.

3. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

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

4. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions	
Site name/number:	Land at the south east corner of Icy Park
Please tick a box	
The site is appropriate for development	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development	<input checked="" type="checkbox"/>
Potential housing development capacity:	9
Explanation / justification for decision to accept or discount site.	<p>Although the site adjoins an existing residential area, it has been established as a formal recreational space, with benches, a play park and a footpath connecting residents to the village. Additionally, the row of mature trees has potential ecological significance. Furthermore, the access difficulties and topographical constraints present comprise additional barriers to development.</p> <p>For these reasons, the land at the south east corner of Icy Park is considered as inappropriate for taking forward for the purposes of the Neighbourhood Plan.</p>

