

Site 21 - Land behind Well Cottages (? ha)

Site	Nature and topography of the site	Relationship to the village(s) and local services	Landscape setting and impact	Ecological impact	Heritage impact	Access Drainage Services	Near existing settlements	Brownfield site
L. Bray 1 dwelling (20/26)	This is a sloping site, tucked away behind Well Cottages alongside a fairly steep track. It is bounded by hedges and some mature trees.	The site is remote and very poorly located in relation to local services.	Although set in the countryside the site is largely hidden from view by Well Cottages and the surrounding trees.	No designated constraints, but its rural location means that the site has some ecological value. Most of the site lies within the South Hams SAC GHB buffer zone.	Development of the site would have no adverse heritage impact providing the design of any development took careful account of the adjacent cottages.	Access to the site would be via a fairly steep unmade track which is a County Byway. No safe pedestrian access.		
L. Bray 26 (20/26)	3	5	2	2	2	3		
Team Scores 25 (18/26)	3	4	2	2	2	3	4	5

	Suitability	Availability	Viability	Overall performance
L. Bray	The site has been put forward for consideration for two dwellings. However, even a single dwelling would be unsustainable in this remote location.	Understood to be available	Viability unlikely to be an issue	Significant constraints. Remoteness makes the site less suitable

Notes: There are similarities here to Site 5, but the group regard this site as being more remote and it did not score so well in either Relationship to Village & Services or Near to Existing Settlement

Site 29 - Hillcroft Field and barn area

Site	Nature and topography of the site	Relationship to the village(s) and local services	Landscape setting and impact	Ecological impact	Heritage impact	Access Drainage Services	Near existing settlements	Brownfield site
L. Bray								
6 dwellings								
Team Scores								

	Suitability		Availability	Viability	Overall performance
L. Bray			Understood to be available	Viability unlikely to be an issue	

Notes:

Site 2 - Land behind Live & Let Live pub, Woolston Green (0.8 ha)  
This is also SHELAA site SH\_50\_12\_16

Site	Nature and topography of the site	Relationship to the village(s) and local services	Landscape setting and impact	Ecological impact	Heritage impact	Access Drainage Services	Near existing settlements	Brownfield site
L. Bray 1 dwelling (8/26)	The site slopes down to the east, bounded by hedges to its northern and southern boundaries. There are no significant physical obstructions to its development.	Located at the edge of the village, this site is within walking distance of the school, church, village hall and pub.	Tucked away alongside the lane to Beara, development of the site would partially close the gap between Beara and Woolston Green.	Part of South Hams Greater Horseshoe Bats (GHB) SAC buffer zone.	Development of the site would have minimal heritage impact providing the design of any development took careful account of the village.	Access from the adjacent lane would involve the loss of some hedgerow, and the junction with the village street has very poor visibility with little scope for improvement. There are no drainage problems identified.		
L. Bray 22 (8/26)	2	1	3	4	2	4		
Team Scores 20 (9/26)	2	1	2	3	2	4	1	5

	Suitability	Availability	Viability	Overall performance
L. Bray	The site is well located immediately adjacent to the village, but its development could result in the coalescence of Beara and Woolston Green. Access is highly problematic and development may have adverse impacts on the SAC buffer zone. (Recorded as having "significant constraints" in SHDC SHELAA).	Understood to be available	Viability unlikely to be an issue	Significant constraints. Poor access and visibility and the risk of coalescence make the site less suitable

Notes: Overdevelopment of Landscope? Although this site ranked fairly highly, as there are 14 houses planned for development opposite, the group would question if that rendered Site 2 unacceptable. 1 dwelling only leaving a viable field area in land remaining.

Site 16 - New Lane, Opp Playing Field Staverton (? ha)

Site	Nature and topography of the site	Relationship to the village(s) and local services	Landscape setting and impact	Ecological impact	Heritage impact	Access Drainage Services	Near existing settlements	Brownfield site
L. Bray 4 dwellings (20/26)	This field slopes down towards the south, sandwiched between the main road to its south and a small lane to the north. It is bounded by hedges on all sides and contains some trees, including a belt of trees at its western flank.	The site lies about 500m west of the core of Staverton village.	The site is contained within the broad setting of the distended village form, lying opposite the playing field and pavilion.	The site lies within the South Hams SAC GHB buffer zone.	Development of the site would be likely to have little or no heritage impact.	Access to the site is problematic. It is a little elevated above the main road and to create access there would entail significant loss of hedgebank. Access from the smaller lane to the north of the site, whilst easier to create, requires use of the very poor junction of that lane with the main road. Neither solution is satisfactory. No known drainage problems.		
L. Bray 26 (20/26)	2	3	2	4	2	5		
Team Scores 25 (18/26)	2	3	2	3	2	5	3	5

	Suitability	Availability	Viability	Overall performance
L. Bray	Although this site performs reasonably well in some respects, its location in the SAC and the access difficulties it faces make it ill suited for development.	Understood to be available	Viability unlikely to be an issue	Significant constraints.Poor access, the SAC and unsafe pedestrian accessibility make the site less suitable

Notes: Fairly consistent assessment.

Site 24 - Field opposite Weston Cottages (? ha)

Site	Nature and topography of the site	Relationship to the village(s) and local services	Landscape setting and impact	Ecological impact	Heritage impact	Access Drainage Services	Near existing settlements	Brownfield site
L. Bray 2 dwelling (22/26)	This is a sloping field elevated above the A384. Bounded by hedges with mature trees to its northern boundary.	The site is remote and very poorly located in relation to local services.	The site is open to public view and makes a significant contribution to the local landscape.	The site immediately adjoins (and its westernmost part is within) the South Hams SAC GHB buffer zone.	Development of the site would have no adverse heritage impact providing the design of any development took careful account of nearby properties.	Access could be gained at the site's eastern corner from the adjoining minor road, although there are no pedestrian footways along the A384. There are no known drainage problems.		
L. Bray 28 (22/26)	3	5	4	3	2	3		
Team Scores 25 (18/26)	3	5	4	1 (Eastern corner)	2	2	3	5

	Suitability	Availability	Viability	Overall performance	
L. Bray	The site is remote and open to public view in the open countryside. Residents would be heavily dependent on the private car and pedestrian access would be unsafe. The site is therefore ill suited for development.	Understood to be available	Viability unlikely to be an issue	Significant constraints. Remoteness and unsafe pedestrian accessibility make the site less suitable	

Notes: Eastern corner only suitable for 2 dwellings.

This site is low in the rank order, although there is a little settlement there, the group gave it a 5 for Relationship to Village.

Site 7 - Field beside Westpark Cottages, Staverton (0.40 ha)

Site	Nature and topography of the site	Relationship to the village(s) and local services	Landscape setting and impact	Ecological impact	Heritage impact	Access Drainage Services	Near existing settlements	Brownfield site
L. Bray 2 dwellings (15/26)	This field rises gently to the north of the narrow lane at its south flank. It is bounded by hedges and trees on most sides.	The site lies about 500m west of the core of Staverton village but pedestrian provision is poor.	The site lies at the edge of the developed area.	Immediately adjoins the South Hams GHB SAC.	Development of the site would be likely to have little or no heritage impact.	Access to the site is problematic. It would have to be via the small lane to the south, requiring use of the very poor junction of that lane with the main road. There are no known drainage problems.		
L. Bray 25 (15/26)	2	3	2	3	2	5		
Team Scores 24 (17/26)	2	3	2	2	2	5	3	5

	Suitability	Availability	Viability	Overall performance
L. Bray	The site has been the subject of applications for housing which have been refused and dismissed on appeal. Although it performs fairly well in several respects, access difficulties make it ill suited for development.	Understood to be available	Viability unlikely to be an issue	Significant constraints. Poor access and unsafe pedestrian accessibility make the site less suitable

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