

SITE ASSESSMENT TOOL (1)

- The Neighbourhood Plan Group has carried out an assessment of the sites asked to be considered for development based on a toolkit provided by West Devon Borough Council. A summary of the results are set out below.
- The scoring methodology used is basic and applies equal weighting to each criteria to act as a guide. You may consider that certain criteria should be weighted more than others and score the sites differently.

Assessment Criteria			Scoring			Site A Mead- ows Edge	Site B North Road	Site C Town Living	Site D Hole- brook Lane	Site E Land to South East	Site F North of Stowe Lane	Site G Great Rookery Orchard
<u>Capacity</u> What type of affordable housing obligations can be placed on the site?		Capacity of site sufficient for "on site" contributions to affordable housing										
		Capacity of site sufficient for "off site" contributions to affordable housing	1	1	1	1	1	1	1	0		
		Capacity of site not sufficient for contributions to affordable housing										
<u>Access (1)</u> What is the quality of access onto the highway?		Good vehicle access directly onto the highway already exists										
		Vehicle access possible but requires work to achieve or meet Highways requirements	0	0	-1	-1	-1	0	0			
		Vehicle access possible but poor as onto narrow lane with few passing spaces										
<u>Access (2)</u> Is the site within reasonable safe walking/ cycling distance of the main facilities in the village and/or could safe links be achieved?		Yes the site is within reasonable walking and cycling distance with safe connections and there are no steep hills which would cause accessibility problems										
		The distance to local facilities by walking and cycling may be possible, but there is a lack of safe connections and/ or there are some steep hills which would cause accessibility problems	0	0	0	0	0	1	1			
		No. The site is remote by walking/ cycling to local facilities. There are no safe connections and steep hills which would cause accessibility problems										
<u>Location</u> How is the site related to the built up area of the village?		Site is within settlement boundary	1	0	0	0	0	0	1			
		Site is on the edge of the settlement boundary										
		Site is detached from the settlement boundary										

SITE ASSESSMENT TOOL (2)

Assessment Criteria			Scoring		Site A Mead- ows Edge	Site B North Road	Site C Town Living	Site D Hole- brook Lane	Site E Land to South East	Site F North of Stowe Lane	Site G Great Rookery Orchard
Impact on High Street traffic What would be the impact on traffic along High Street?		There would be limited negative impact									
		There would be some negative impact									
		There would be considerable negative impact									
Landscape and Ecology (1) What would the impact be on the landscape?		Would not impact any more than the current scene as seen either from the village approaches or from afar									
		There would be some negative impact as seen from either afar or the village approaches									
		There would be considerable negative impact as seen from both the village approaches and from afar									
Landscape and Ecology (2) Would the development of the site affect existing trees or hedgerows?		No									
		There are live hedges that could be affected but which could be replaced									
		There are trees subject to a TPO or other mature trees that would be impacted by development									
Heritage (1) Would development of the site affect the character and setting of a Listed Building or the Conservation Area?		There would be limited negative impact									
		There would be some negative impact. Development may be possible but requires work to reduce impact									
		There would be considerable negative impact									
Heritage (2) Are there any matters of archaeological interest on the site?		No matters of archaeological interest currently known									
		Early structures known to exist or possible medieval sites									
		Medieval strip farming enclosures still remaining unchanged would be affected									
TOTAL SCORE					5	2	-3	0	-2	4	0
(Ranking)					(1)	(3)	(7)	(4=)	(6)	(2)	(4=)